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# *Modern Cottages*

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ARCHITECT

Mani Putthaka Salai  
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BY THE SAME AUTHOR  
"STYLISH HOMES"  
(3rd Edition)  
80 MODERN DESIGNS

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## Preface.

The Housing question is one of the most important matters that has affected the country since the war came to an end. The Central and Provincial Governments are trying to grapple with its difficulties. Springing up in outer rings around all the larger towns and scattered along the main arteries of the country are town-planning schemes which are developing at a rapid rate. Of course, almost every house-holder would prefer to own the house in which he lives. It is a very natural and laudable desire to possess the roof which shelters and protects us year in and year out.

Within the last few years, our notions of planning have altered for the better and in all up-to-date houses every available square foot is used to the best purpose. The Garden City movement and the expansion of Co-operative Building Societies have shown the townsman that he and his family can enjoy a cottage and garden in the country. This demand for a cottage home among pleasant surroundings is not confined to any one class of people. The deterioration in the health of town dwellers can be stopped if they be encouraged and assisted to spread themselves over a larger area of land. A 1 men cannot be expected from C-3 homes.

Building prices have risen steadily after the war. Further, at present, there is a world shortage of building materials coupled with an intense demand. So the need for economy in building construction and for simplicity in architectural design has become a national concern. Unnecessary expenditure—whether of commodities or of service—should be regarded as anti-social and unpatriotic. And one of the lessons of life is that efficiency and lasting beauty come only from simple, unaffected forms.

### Materials

In these days of commercial enterprise, with ever-increasing facilities of transport over land and sea, the selection of building materials has become a vastly different affair from what it was in the past. Local materials, apart from their aesthetic value of conforming with local traditions, are nearly always cheapest. In a brick district, therefore, use bricks; in a stone country use stone; and where suitable clean gravel is easily obtainable, some form of concrete will be cheaper and more suitable than others. Where timber is available in plenty use as much timber as possible.

### Foundations

The nature of the soil and the weight of the superstructure determine the dimensions of foundations. Foundations should be taken below the vegetable earth to be out of the reach of atmospherical changes. There should be no doubt as to their sufficiency, for it is expensive work to strengthen foundations after the house has been built. In order to increase the area of pressure on the ground, there should be footings at the base of the wall projecting out on each side and in addition the concrete should be still wider.

### Bricks

Good bricks are as durable as any other material. Homogeneity of surface and texture, toughness as opposed to brittleness and clearness of ring when knocked together; these are some of the characteristics of good bricks. In every wall there should be good "bond"—that is, the arrangement of bricks in which no vertical joint comes exactly over that in the next course above or below. A thicker wall than 13½ in. will be seldom required for cottages as regards stability alone.

### Stone walls

There are many kinds of stone walling, the names of which vary with the locality. Rubble walling is mostly used in cottage work and should not be less than 18 in. thick. There should be atleast one "throughstone" to every ten square feet of surface and even then the strength of the wall as well as its imperiousness, depends largely on the quality of the mortar used. The appearance too, is very much influenced by the nature of the joints. Although a wall of rubble stone must of necessity be thicker, it will, where stone is easily accessible, be less expensive than brickwork. It will also harmonise better with local styles of building in such districts.

### Walls of Brick and Stone

Even in the heart of stone neighbourhoods, bricks are generally used for internal walls and very often, where they are cheap, for internal facings of outside walling. The reason is that bricks are easier to lay and require much less plaster than rough stonework. In small houses the usual thickness for these composite walls is 15 in. There should be plenty of bonding stones and every fifth course of the brick lining should be headers.

### Concrete walls.

Concrete seems to be the building material of the future. Being so adaptable in use and convenient in transport—for, suitable aggregate can generally be obtained locally and cement is not bulky—a large number of buildings of all sizes have been erected, in recent years, with concrete block walls. Their prices compare favourably with other building materials. The durability of the concrete blocks depends on, the cleanness of the aggregate, the quality and quantity of the matrix and the efficiency of the mixing. The aggregate should be free from loam and sulphur.

### Roofs.

It cannot be repeated too often that the simpler a roof is kept, the cheaper it will be and the better it will look. Numerous gables, hips, valleys and other breaks in the roof entail an increase of labour and material and necessitate constant repairs. Flat roof although a little costlier in the outlay is the cheapest in the long run.

### Construction

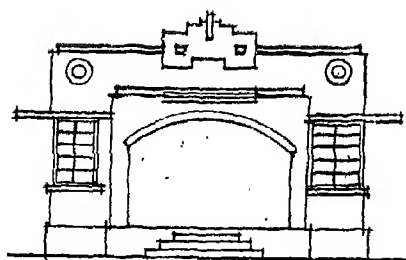
Sound construction should always be regarded as the first essential. There is no faith-healing in building construction and no other way of minimising the ultimate cost of maintenance of a house than by good sound building in the first instance. From the future owner's point of view, there is no doubt whatever that the most satisfactory result can only be obtained, when proper plans and specifications have been prepared by a qualified Architect or Engineer. It is further important that the Architect or Engineer should supervise the building to see that it is carried out according to the plans and also that the materials and fittings employed are exactly as specified. The small fees he may charge will be easily compensated by the sound construction the owner will get. When once the plan and estimate have been prepared there should be, as far as possible, no deviations; or else it will land the owner in trouble.

Approximate cost of these designs have not been given since prices vary from place to place and also according to the materials used.

The encouragement given by Engineers, Contractors and the Public in India, Ceylon and Burma, to my previous book "Stylish Homes", has prompted me to prepare these further plans and publish them. Any suggestions regarding them will be gratefully accepted.

G. V. S. MANI

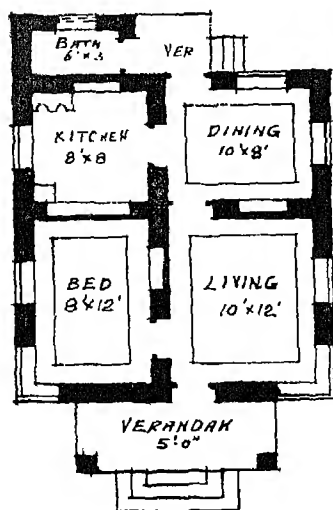
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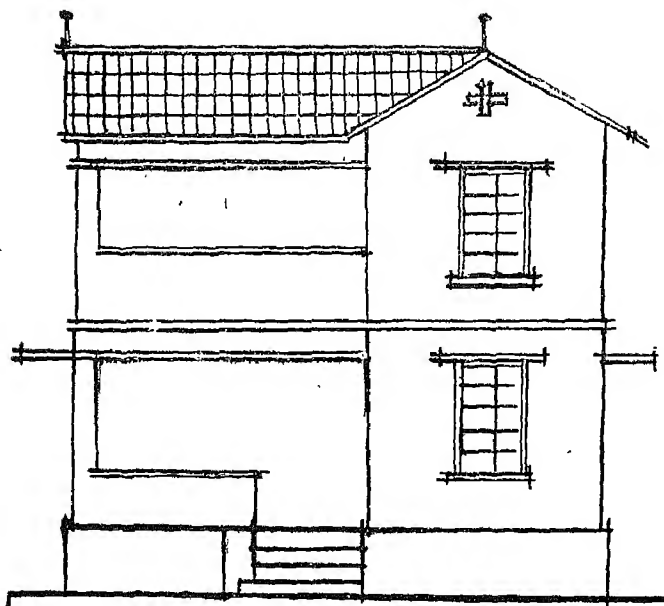
**Design No. 1**

**Plinth Area 600 Sq. ft.**

One could not ask for a more attractive and tiny design than the one pictured here, suitable for east facing.



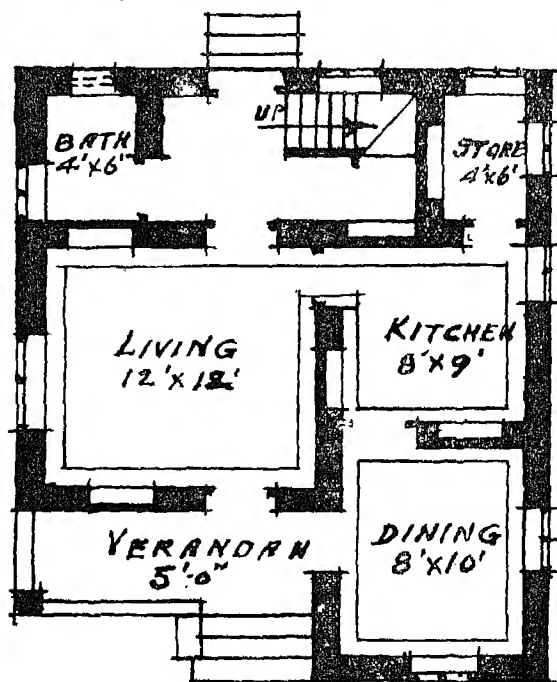


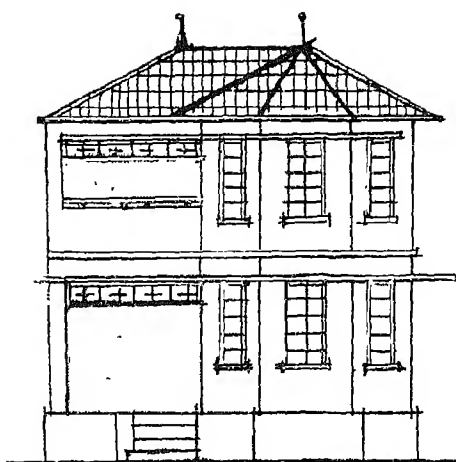


Design No. 2

Plinth Area 630 Sq. ft

Here is a design suitable for a south facing plot.

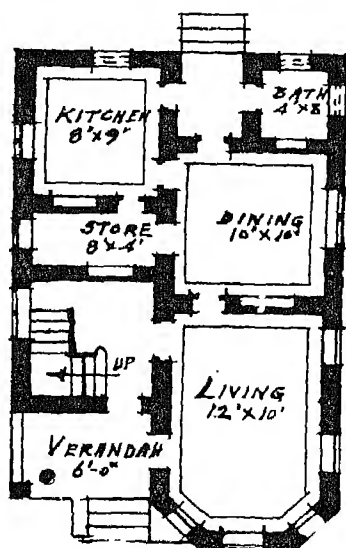


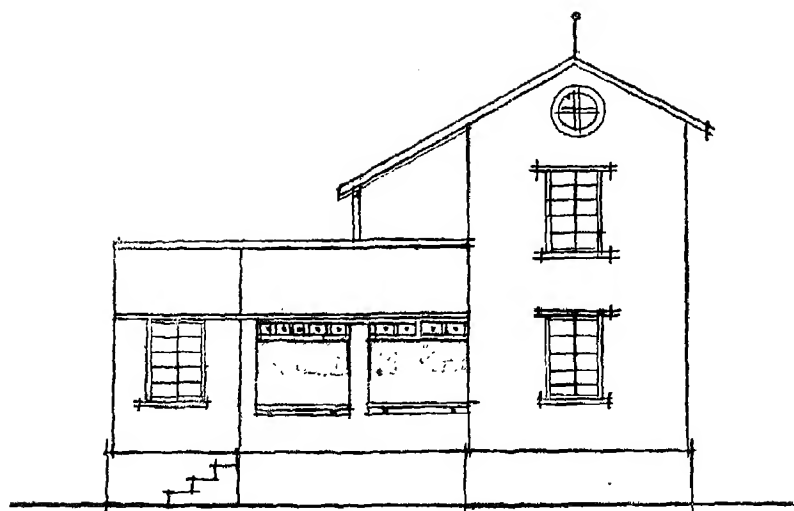


Design No. 3

Plinth Area 670 Sq. ft.

Another design fit for a narrow south facing plot is visualised here. In the first floor 3 bed rooms can be arranged over the living, dining and kitchen cum store.

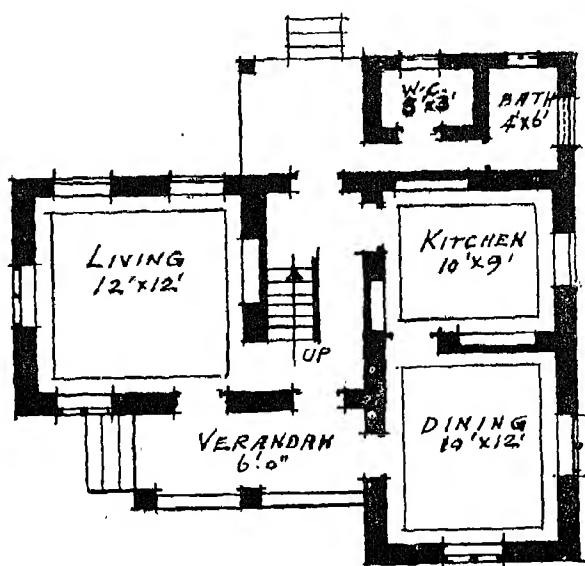


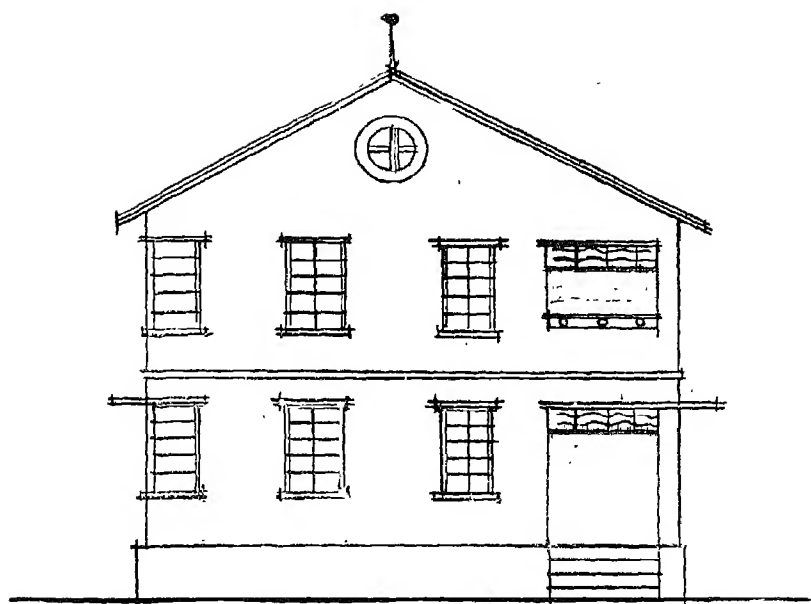


**Design No. 4**

**Plinth Area 700 Sq. ft.**

This plan shows an attractive design suitable for west facing. In the first floor 2 bed rooms, over dining and kitchen are contemplated.

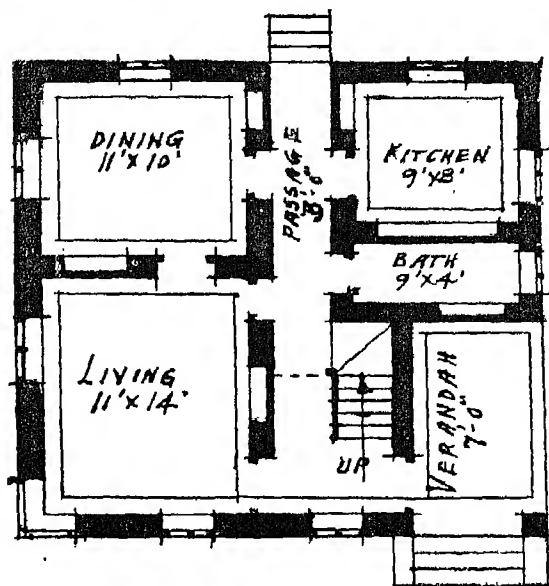




Design No. 5

Plinth Area 730 Sq. ft.

Specially designed for a plot facing north, this plan provides easy access to all the three bed rooms in the first floor.

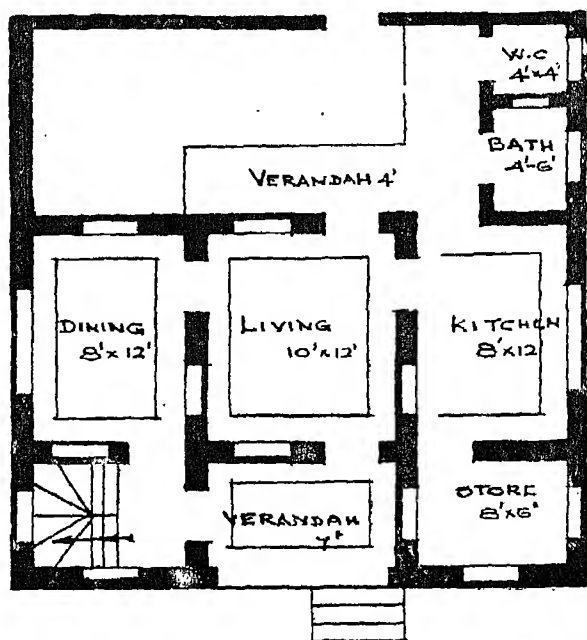


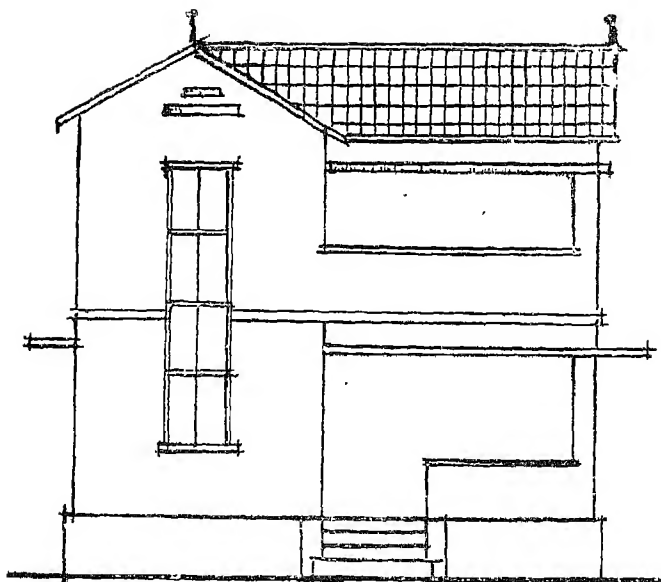


Design No. 6

Plinth Area 740 Sq. ft.

This design is sure to attract the attention of anyone interested in building a small house facing west.

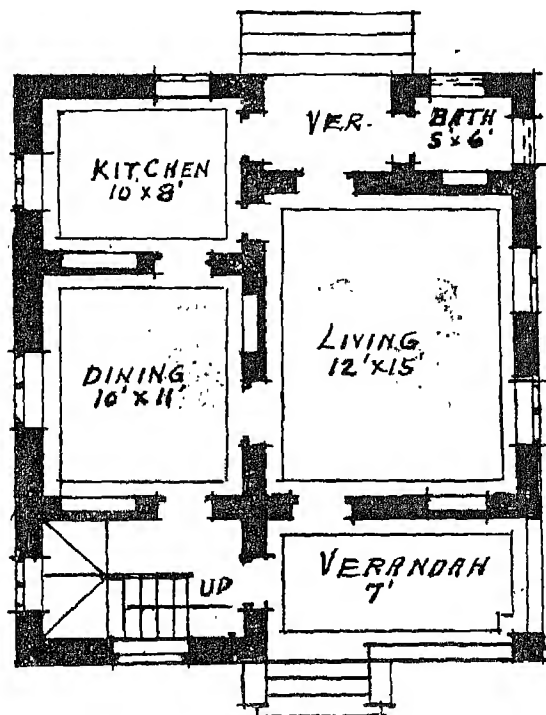


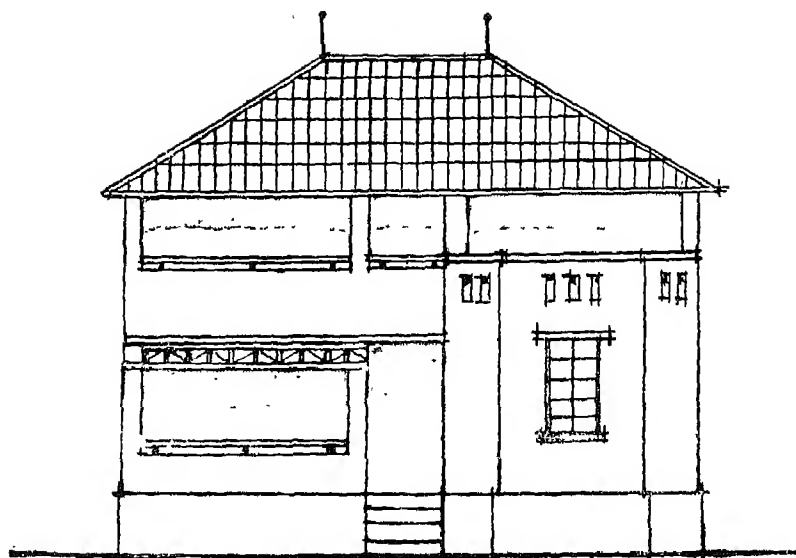


Design No. 7

Plinth Area 750 Sq. ft.

Built-in racks in the kitchen and dining rooms remove the want of a store room in this attractive design suitable for north facing.

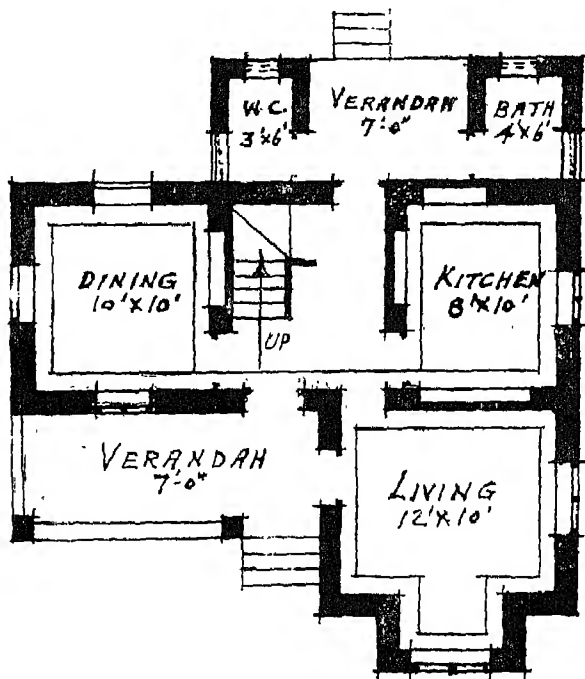




**Design No. 8**

Plinth Area 770 Sq. ft.

The bay in the front adds colour to this plan facing east. In the first floor two bed rooms and a deep and long verandah in front are contemplated.

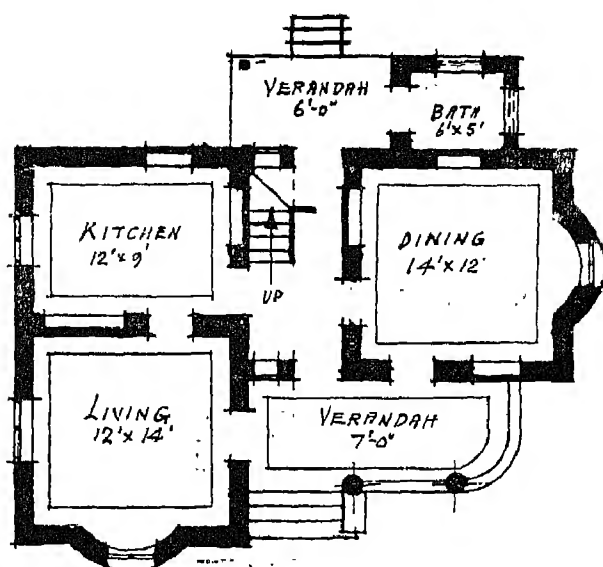




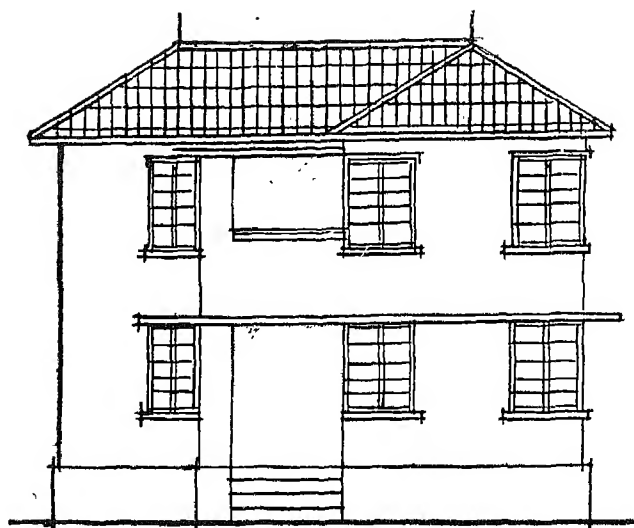
Design No. 9

Plinth Area 800 Sq. ft.

Space does not permit to adequately describe a home here pictured suitable for an east facing plot. Three independent bed rooms are available in the first floor.



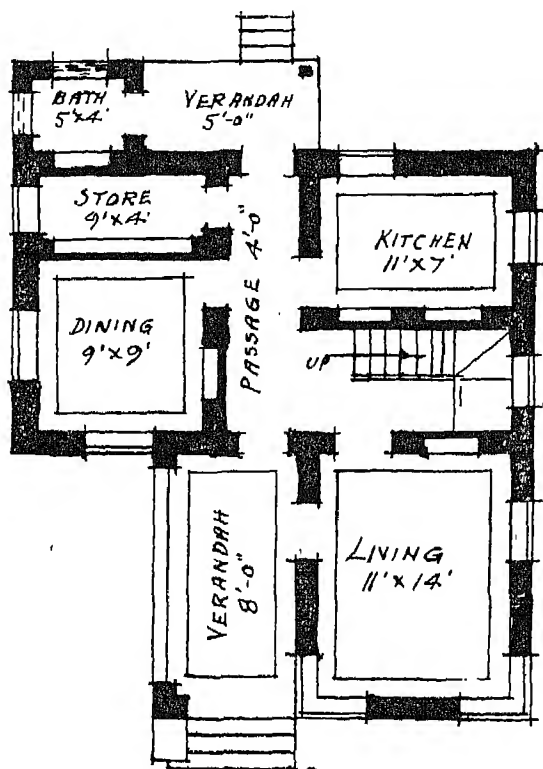


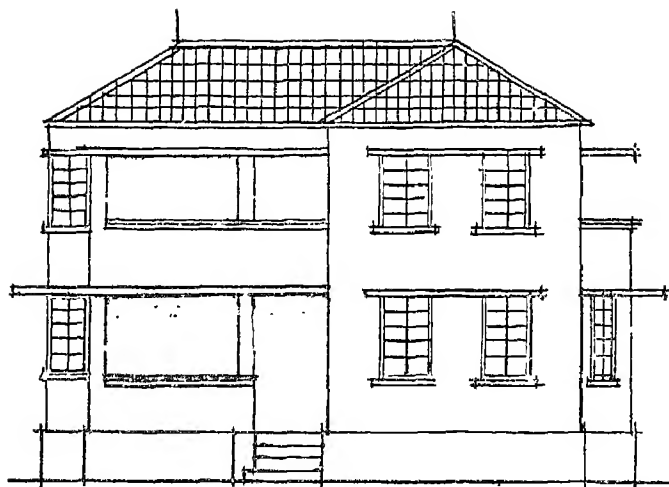


Design No. 10

Plinth Area 840 Sq. ft.

A verandah on the west side protects the front bed room in the first floor of this design planned for a south facing plot.

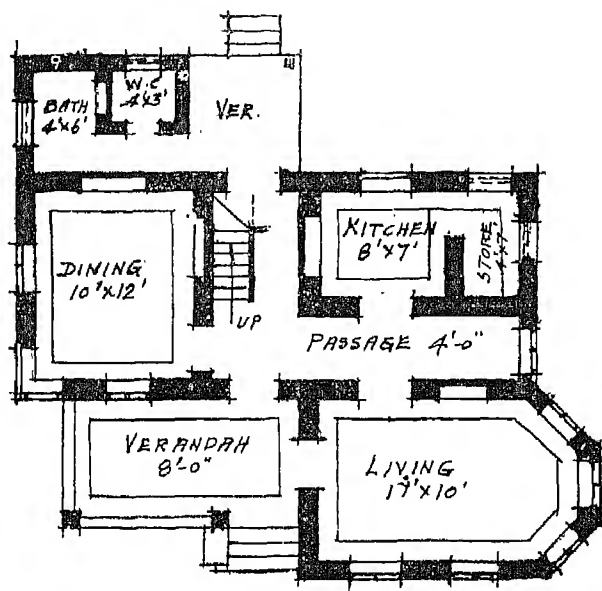


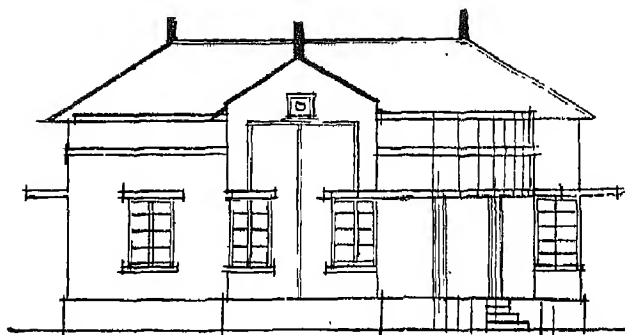


Design No. 11

Plinth Area 870 Sq. ft.

Yet another attractive house with a southern aspect is provided here. By combining the kitchen and store there is scope for three bed rooms in the first floor.

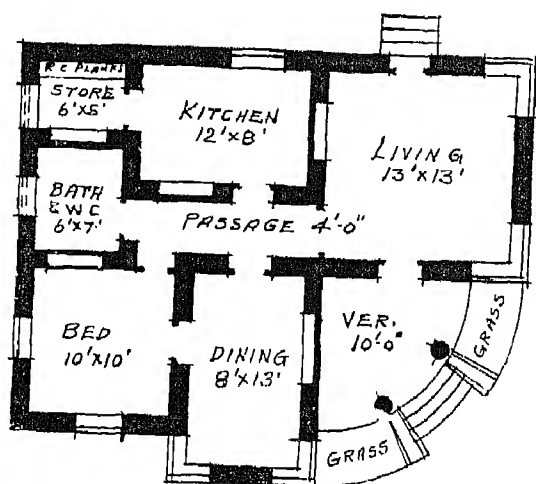




Design No. 12

Plinth Area 880 Sq. ft.

If elegance is required in your house, you cannot but select this design suitable for south facing. No first floor is provided.

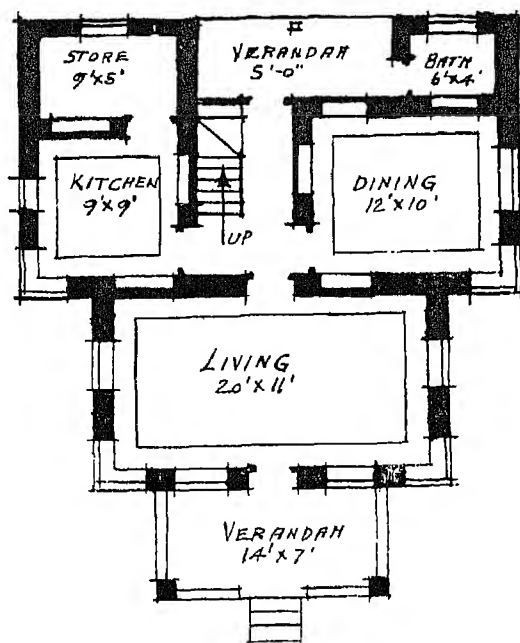




Design No 13

Plinth Area 890 Sq. ft.

A compact but roomy house is what is aimed at in this simple design suitable for east facing.

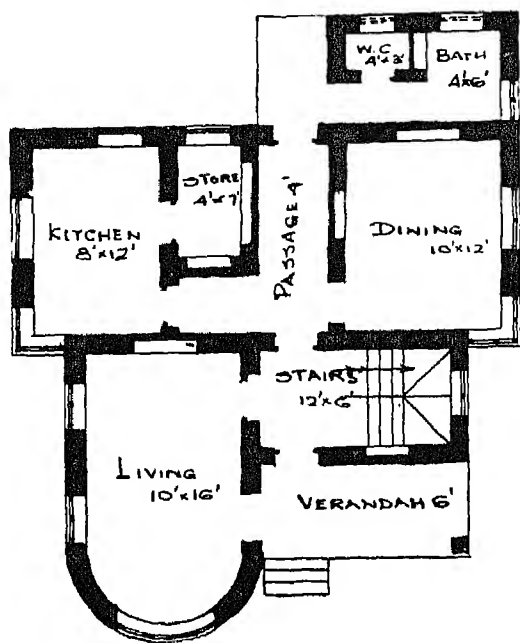




Design No. 14

Plinth Area 900 Sq. ft

This artistic design is suited both for north and east facing. The semicircular treatment in the front gives a majestic appearance.

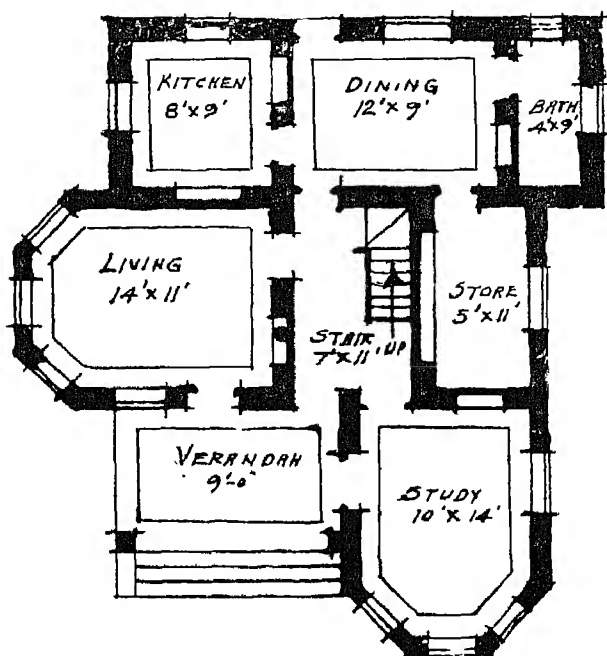


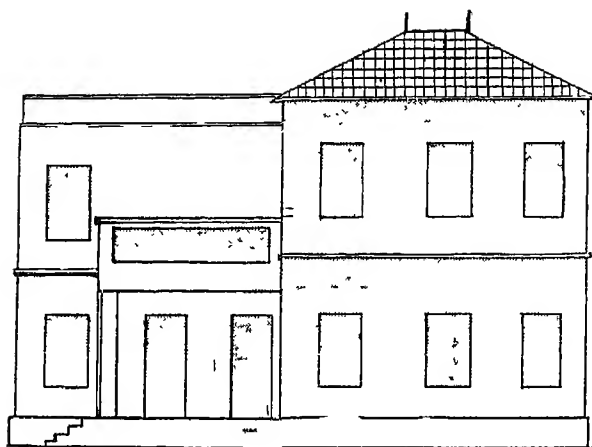


Design No. 15

Plinth Area 920 Sq. ft.

If you want an economical and stylish design for an east facing plot, here is one.

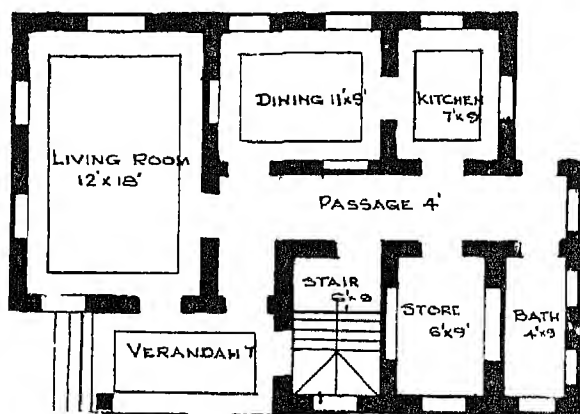


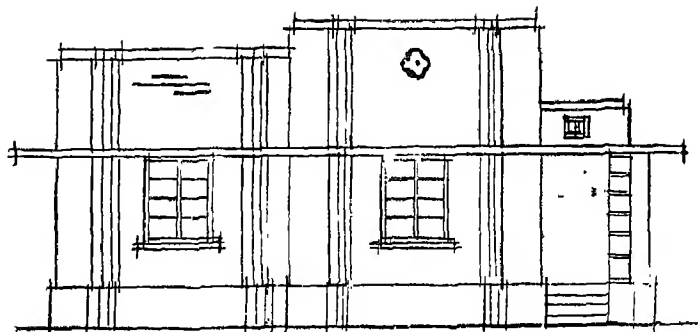


Design No. 16

Plinth Area 930 Sq. ft.

Where breadth is available in a north facing plot, this design is most suitable. Four bed rooms over living, dining, kitchen and store can be provided in the first floor.

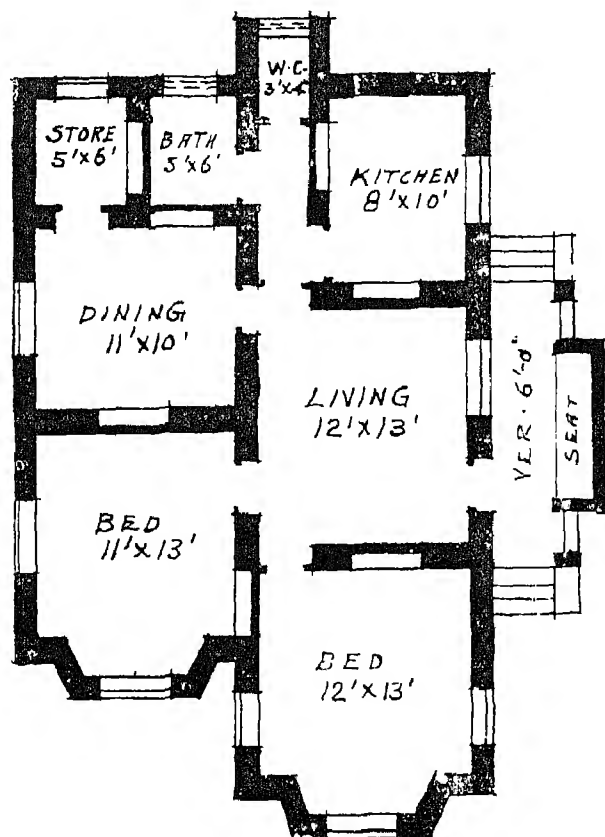




Design No. 17

Plinth Area 940 Sq. ft.

South a east aspect for every room has been kept in view when planning this tip-top design fit for any facing.



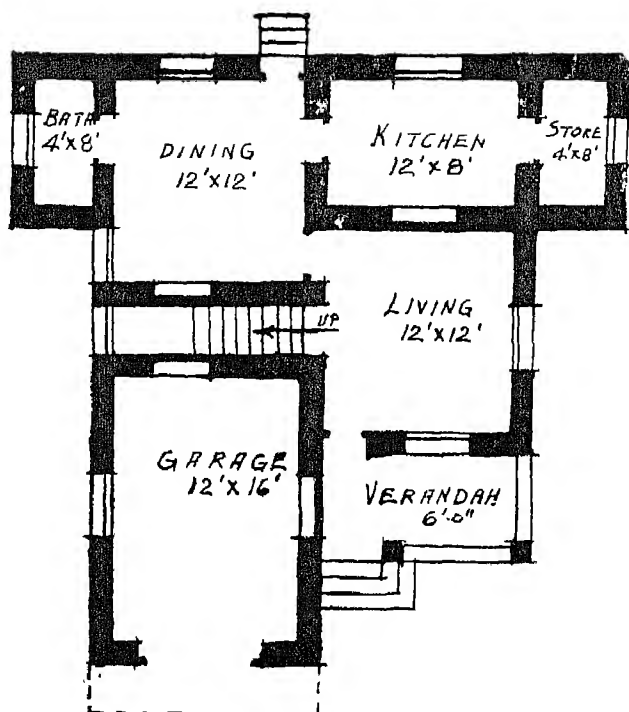


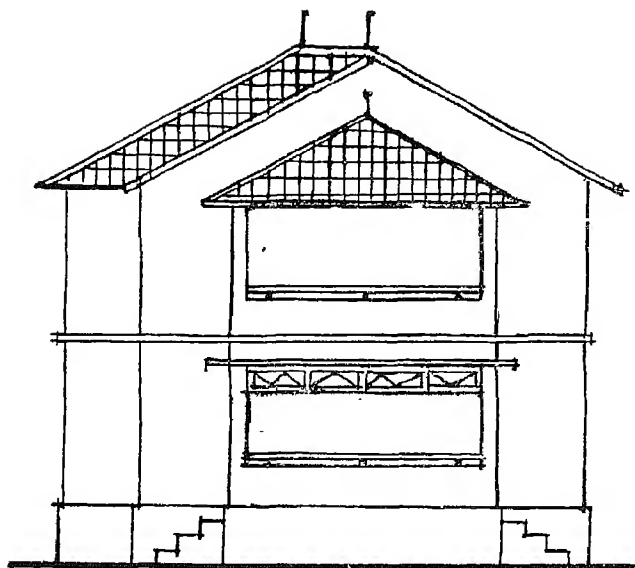


Design No. 18

Plinth Area 940 Sq ft

The garage forms part of this house fit for west facing. Three bed rooms over garage, dining and living are provided in the first floor.

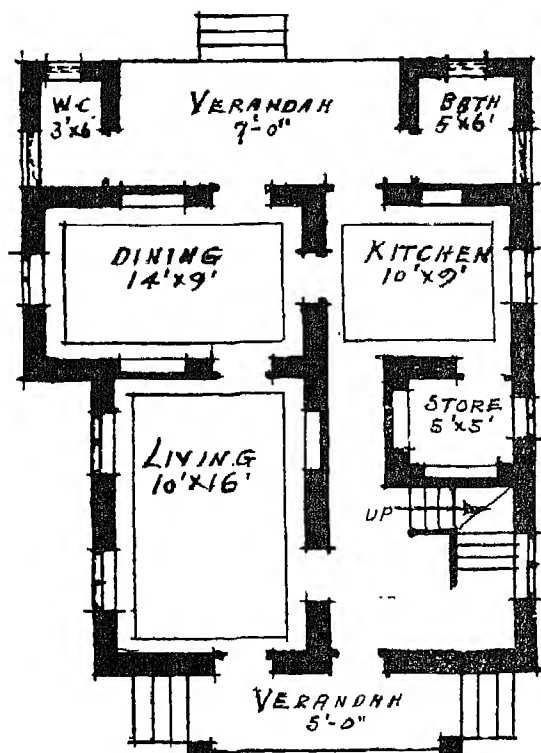


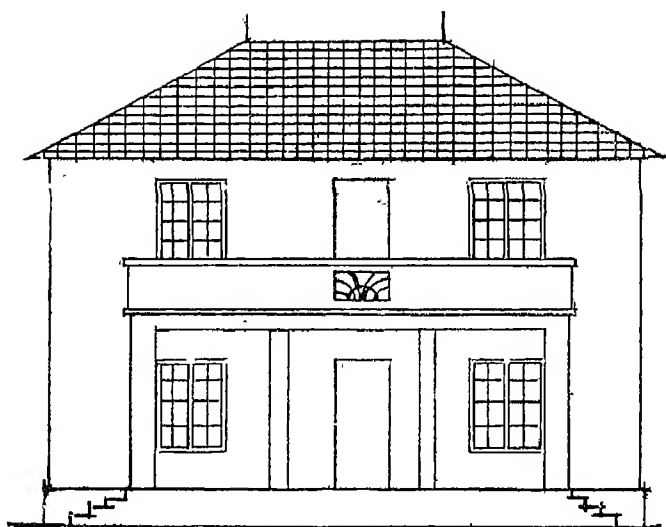


Design No. 19

Plinth Area 950 Sq. ft.

Our design can be truly said to be a complete plan suitable for north facing.

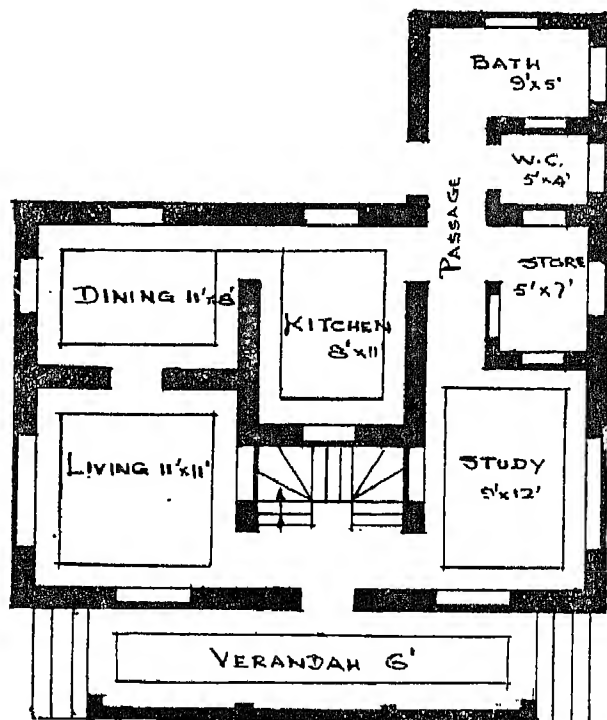


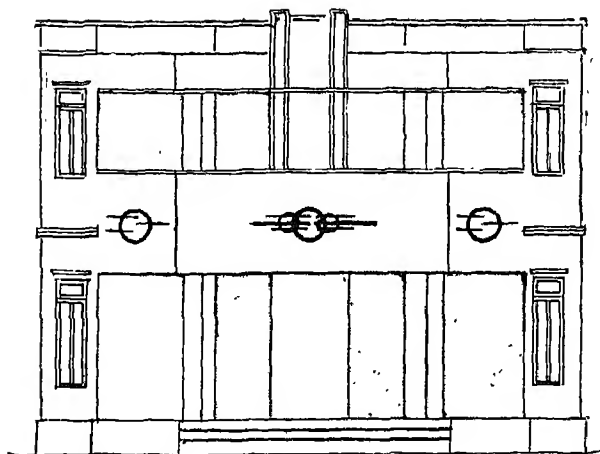


Design No. 20

Plinth Area 970 Sq. ft.

Another attractive design planned for a north facing plot. Four bed rooms are provided in the first floor.

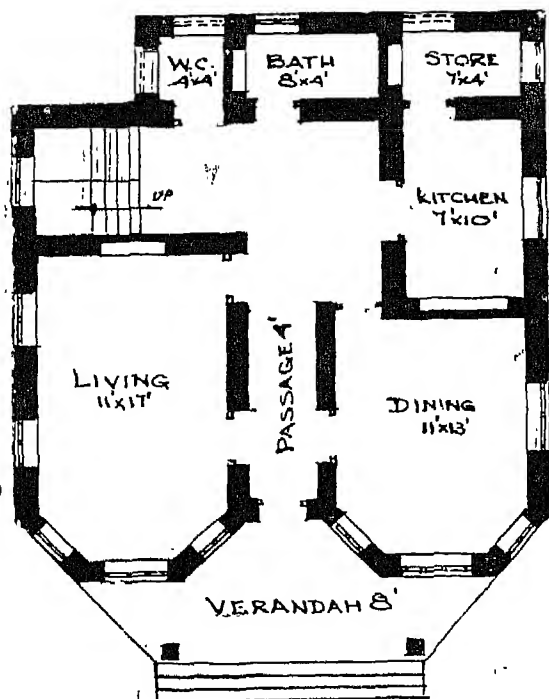




**Design No. 21**

**Plinth Area 980 Sq ft**

An eastern aspect is what is aimed at in this imposing structure. Three bed rooms over living, dining and kitchen can be built in the first floor.

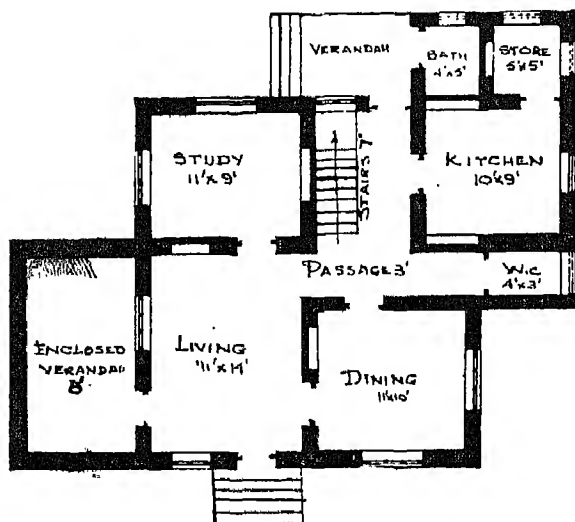


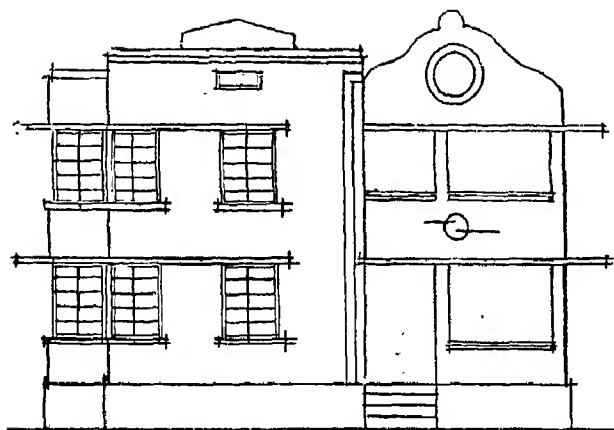


Design No. 22

Plinth Area 990 Sq. ft.

The enclosed verandah on the west side of this plan, suitable for south facing, is the special feature. Four bed rooms are provided in the first floor.

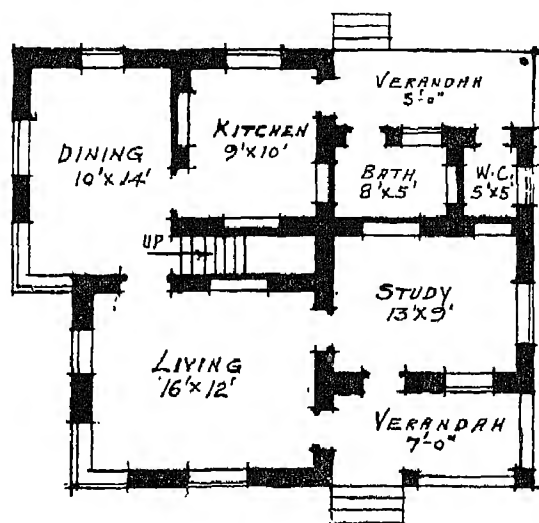




Design No. 23

Plinth Area 990 Sq. ft.

Corner windows are the special features of this modern design suitable for an east or north facing plot. Three bed rooms can be built in the first floor.

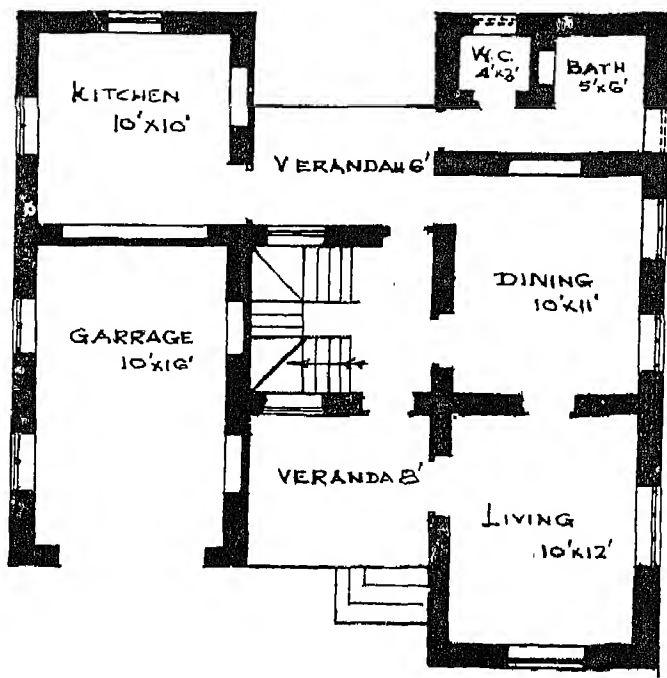


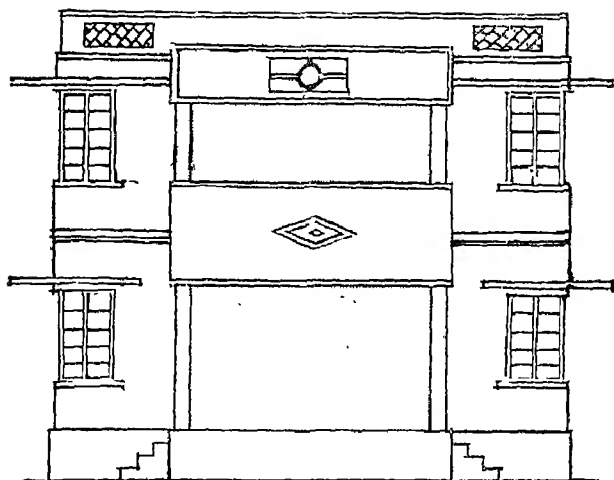


Design No. 24

Plinth Area 1000 Sq. ft.

A lumber or an occasional store room can be constructed in-between the garage and the bed room above, in this design suitable for south facing.

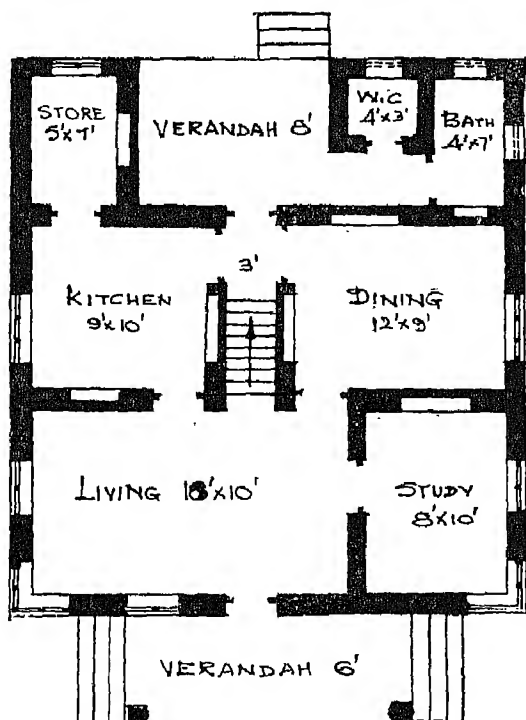




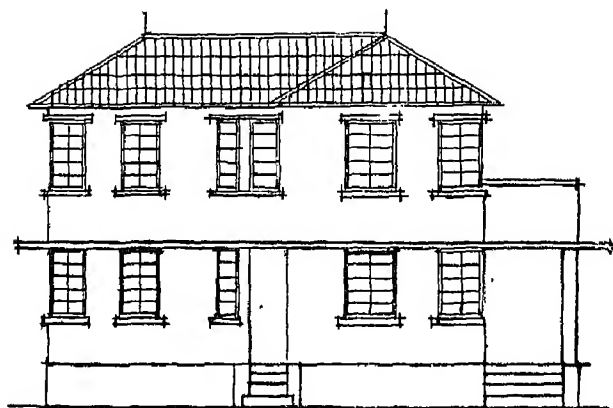
Design No. 25

Plinth Area 1010 Sq. ft.

A modern home, as is here pictured, is suitable for east facing. Three bed rooms are available in the first floor.



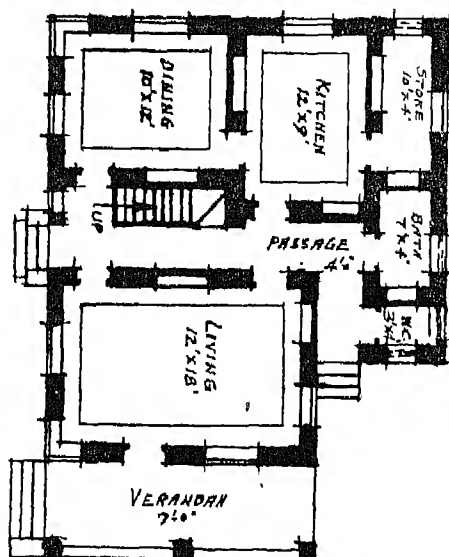


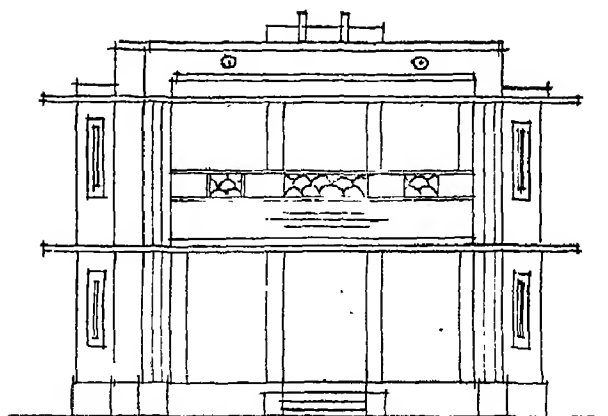


Design No. 26

Plinth Area 1020 Sq. ft.

Direct access, from outside, to the staircase is the special feature in this design fit for east facing. Three independent bed rooms are available in the first floor.

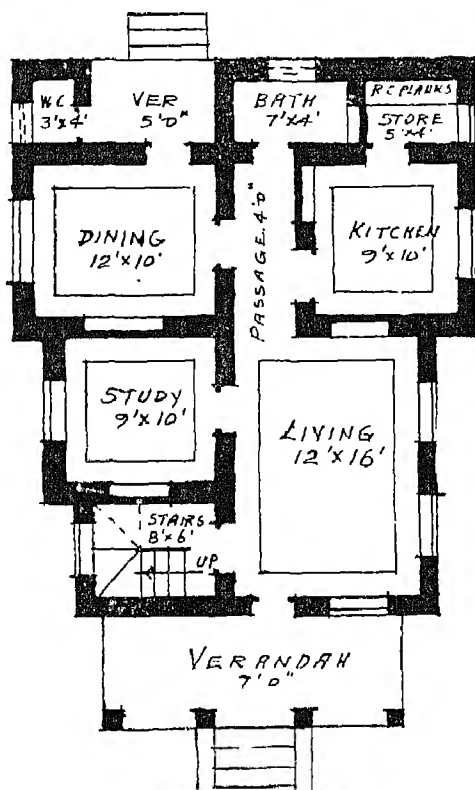


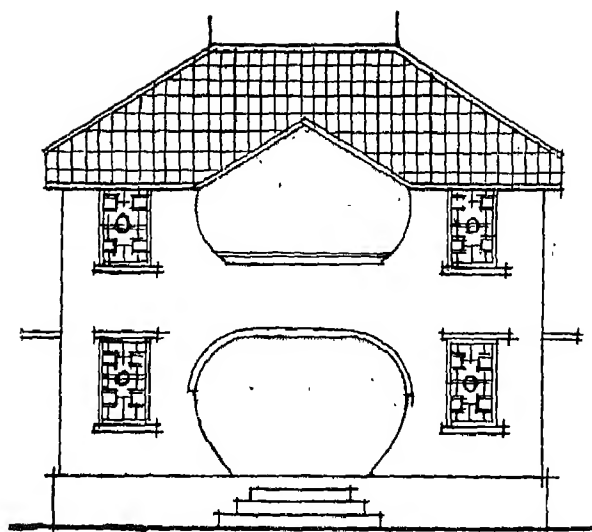


Design No. 27

Plinth Area 1020 Sq. ft.

Constructed in a narrow west facing plot, all modern conveniences are incorporated in this nice design.

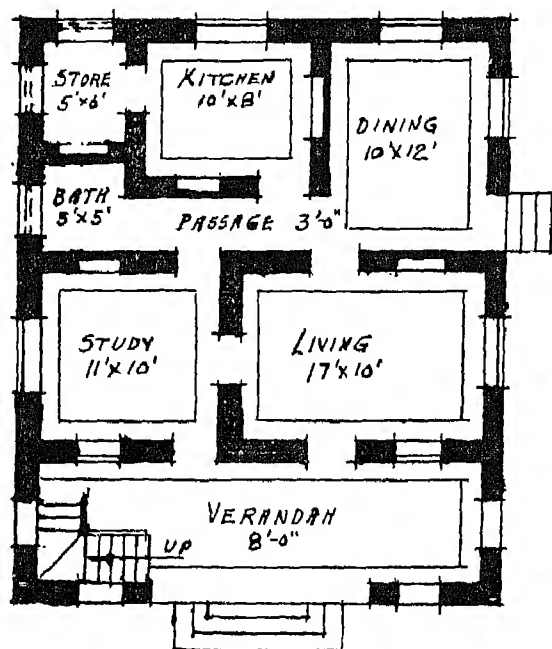




Design No. 28

Plinth Area 1030 Sq. ft.

This south facing cottage is attractive in its simplicity. In the first floor three bed rooms and a sitting room are contemplated.

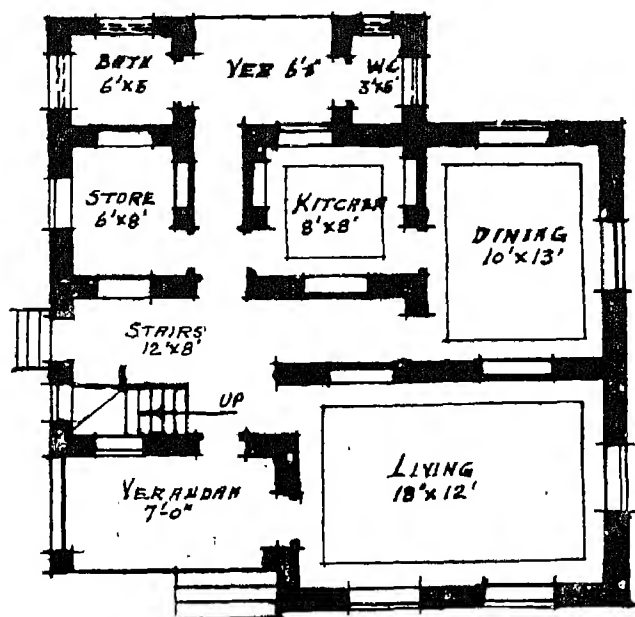


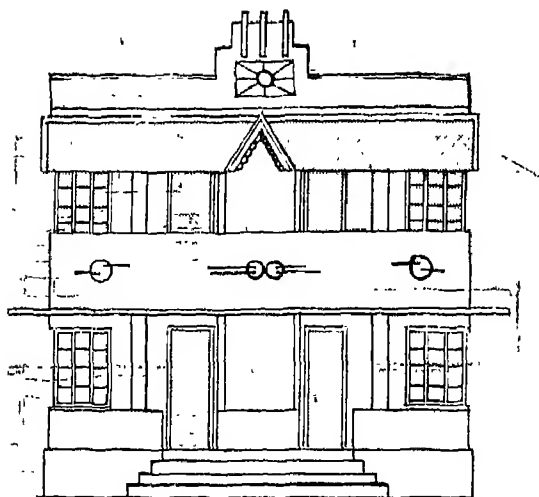


Design No. 29

Plinth Area 1030 Sq. ft.

The bed rooms, in the first floor, above the living and dining rooms, will have the southern aspect although this house faces west.

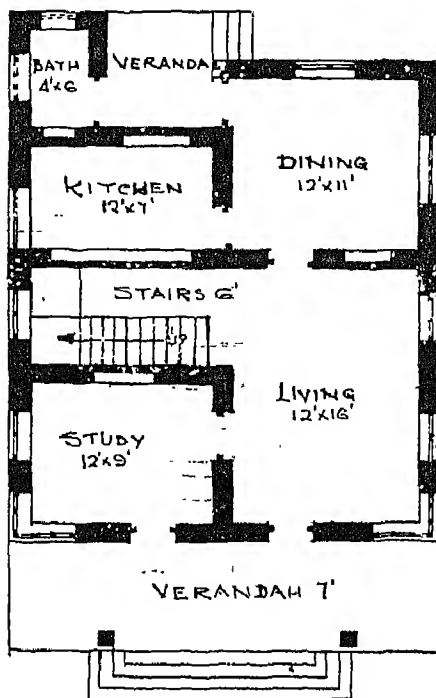




Design No 30

Plinth Area 1040 Sq. ft.

Another stylish east facing house is visualised here,

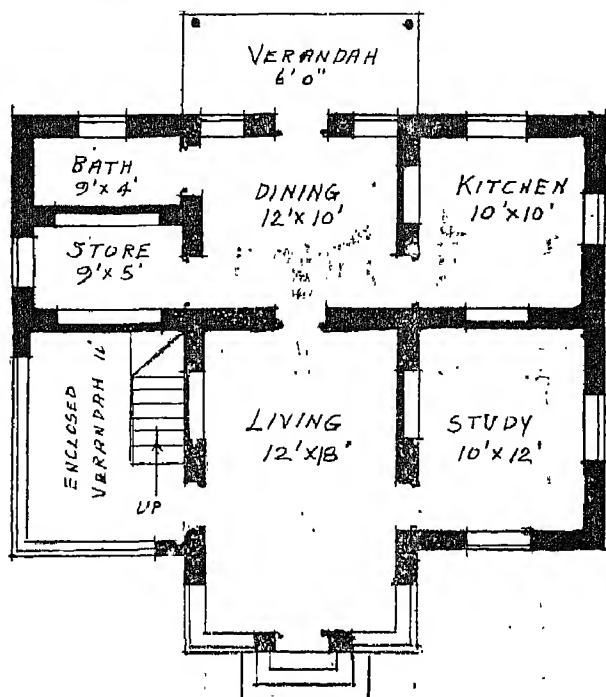


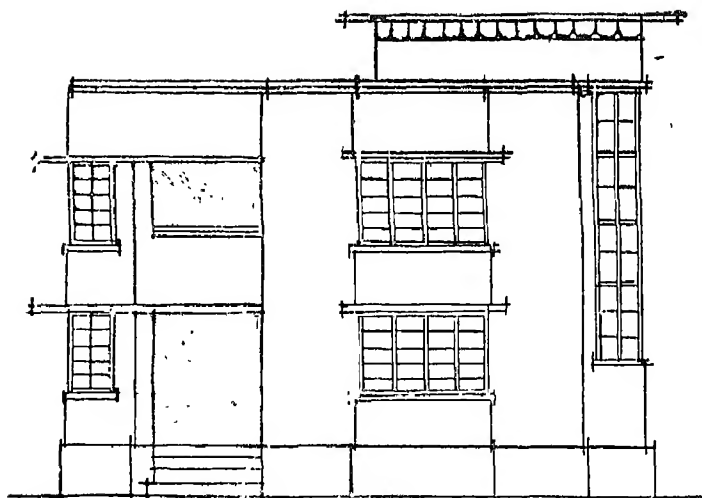


Design No. 31

Plinth Area 1050 Sq. ft.

The enclosed verandah on the west side protects the living room of this design planned for south facing.

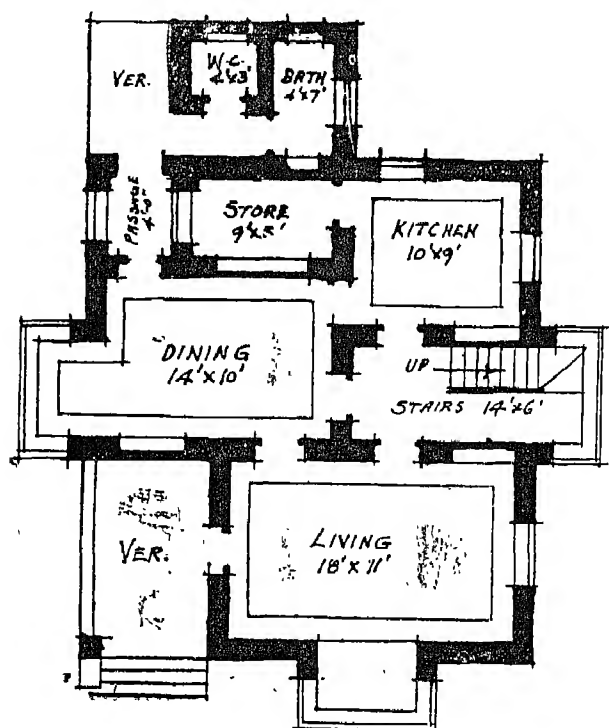


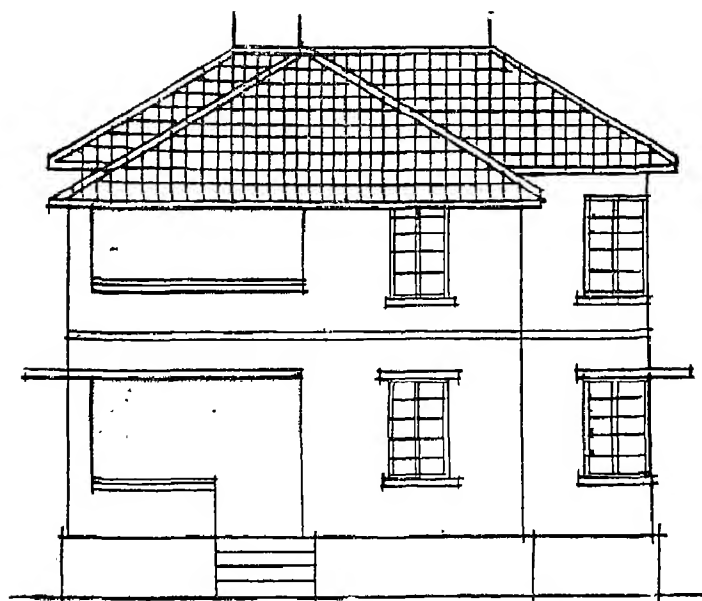


Design No. 32

Plinth Area 1050 Sq. ft.

This majestic design suitable for east facing, speaks for itself. Three bed rooms over living, dining and kitchen can be built in the first floor.

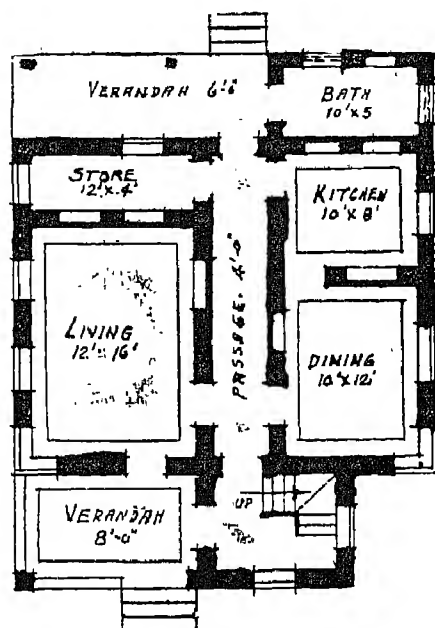




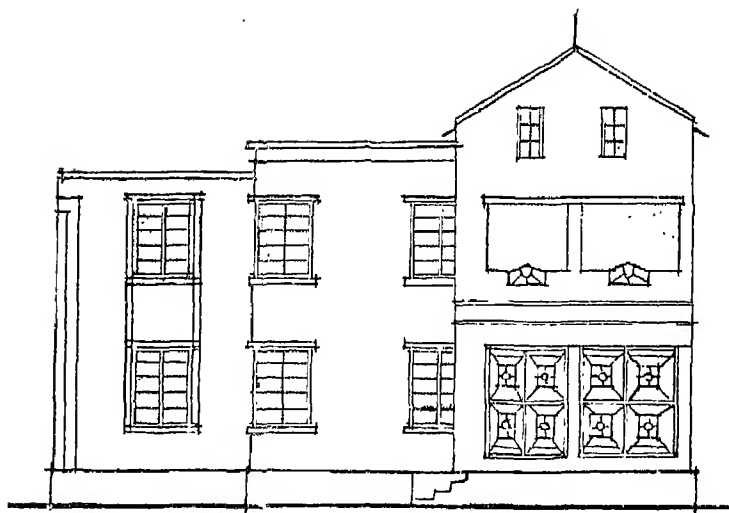
Design No. 33

Plinth Area 1060 Sq. ft.

The central passage gives independent access to all three bed rooms in the first floor of this plan suitable for north or east facing.



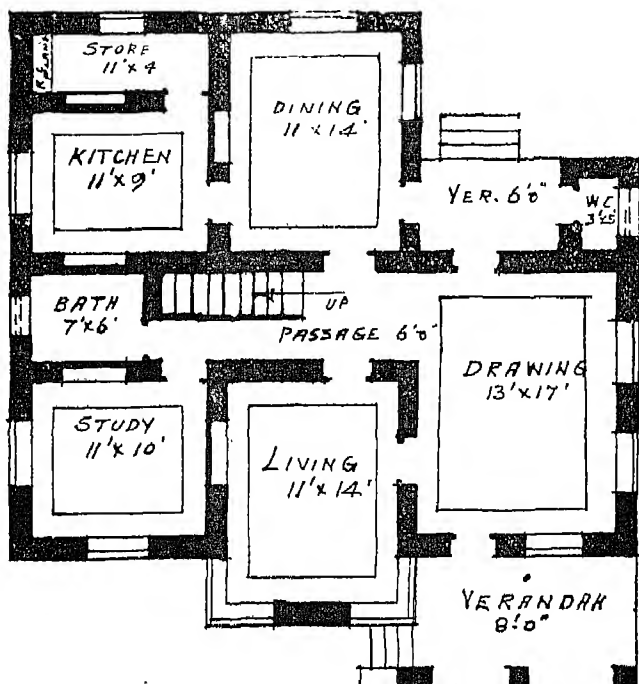


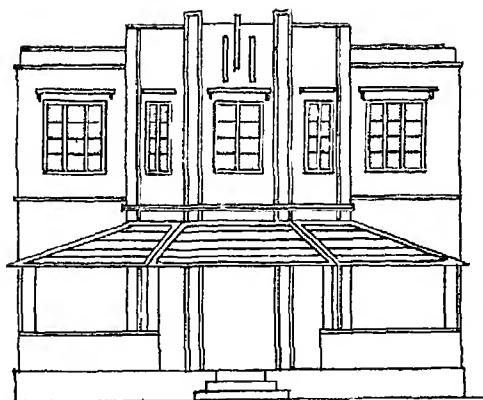


Design No. 34

Plinth Area 1070 Sq. ft.

Three bed rooms over drawing, living and dining rooms are available in the first floor of this design planned for west facing.

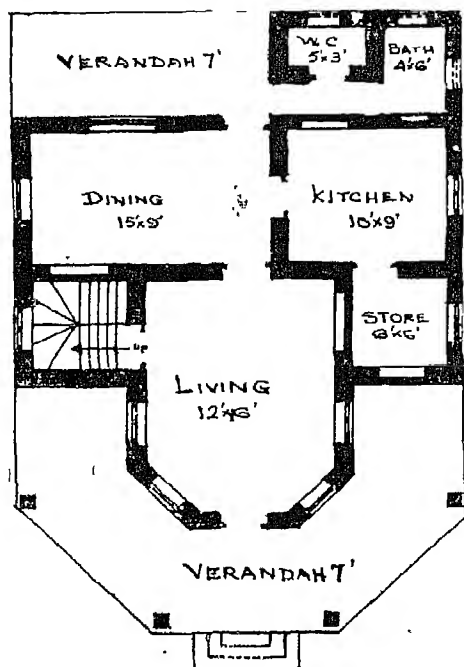


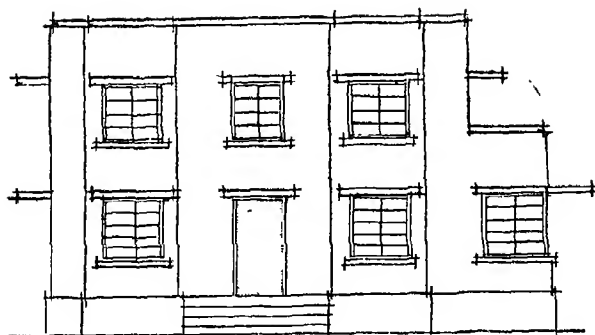


Design No. 35

Plinth Area 1070 Sq. ft.

One is sure to be attracted by the three side verandahs of this design suitable for south or east facing.

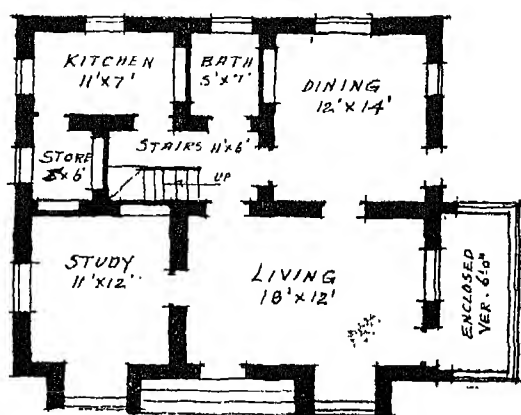


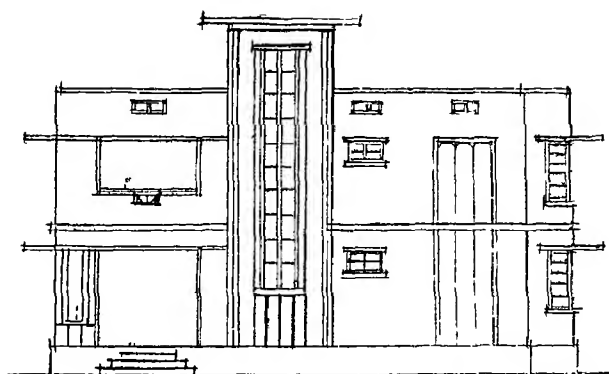


Design No. 36

Plinth Area 1080 Sq. ft.

Facing east or west this majestic building is sure to attract the eye. In the first floor three independent bed rooms are available.

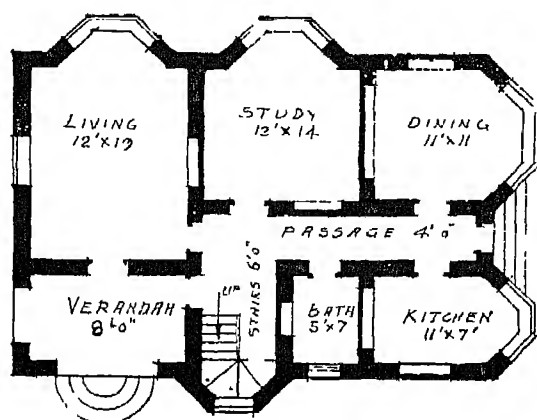




Design No. 37

Plinth Area 1090 Sq. ft.

This west facing Cottage is the last word in compactness. Four bed rooms are available in the first floor.

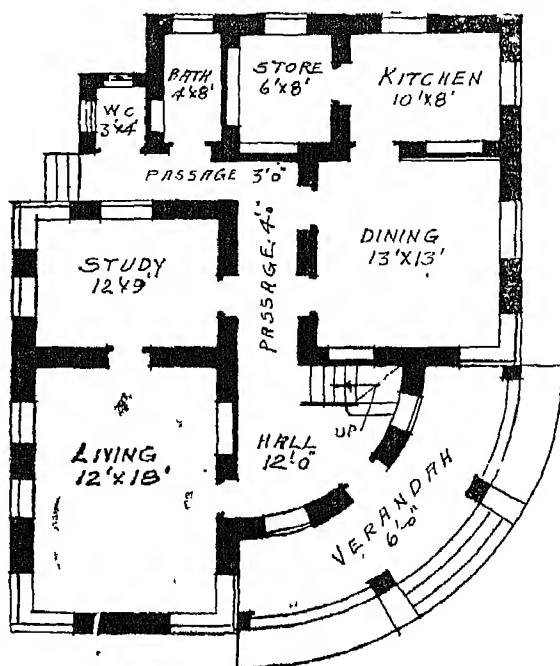


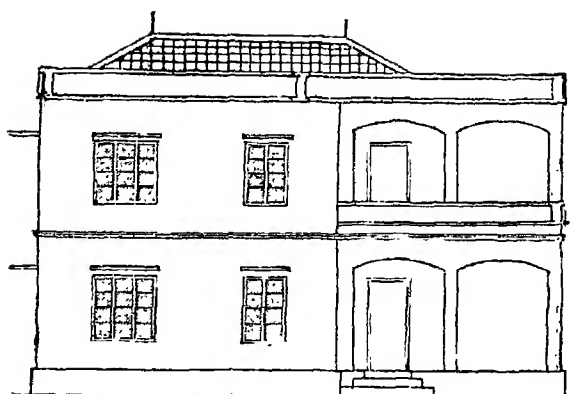


Design No. 38

Plinth Area 1100 Sq. ft

If you require an economical and stylish design for a north east plot, here is one.

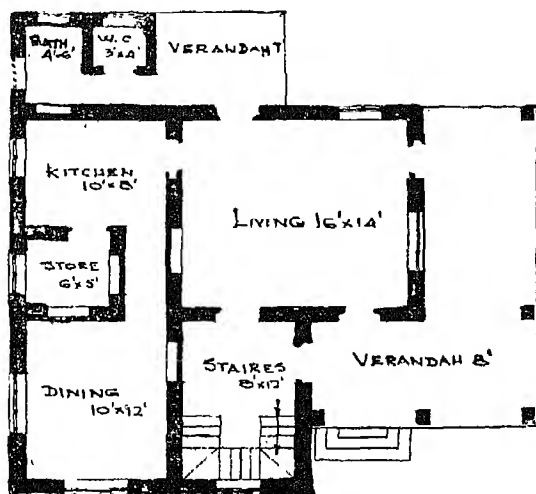


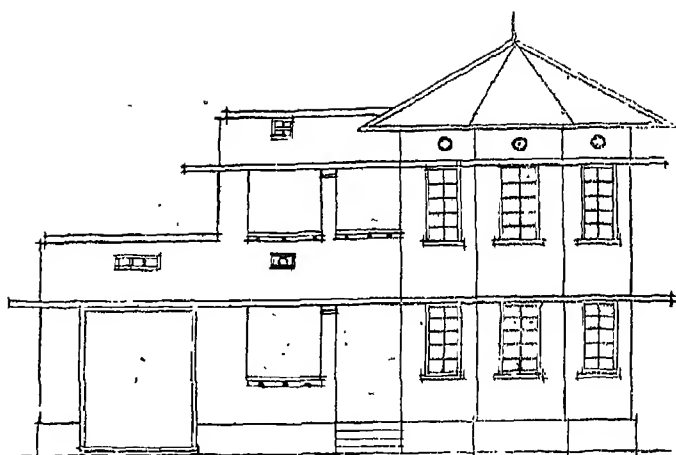


Design No. 39

Plinth Area 1120 Sq. ft.

Verandahs on the east and south sides are the special features of this design suitable for south facing.

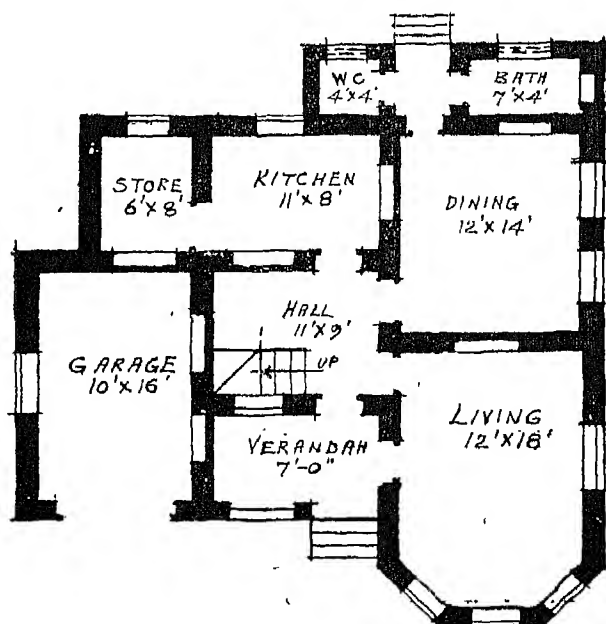


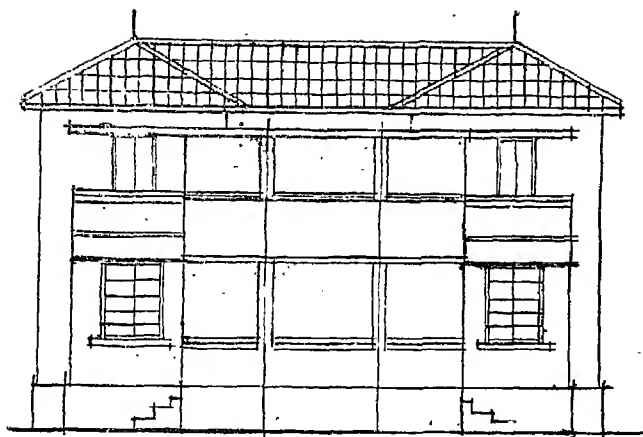


Design No. 40

Plinth Area 1130 Sq. ft.

The central staircase is useful for giving access to all the three bed rooms in the first floor of this modern design facing south.

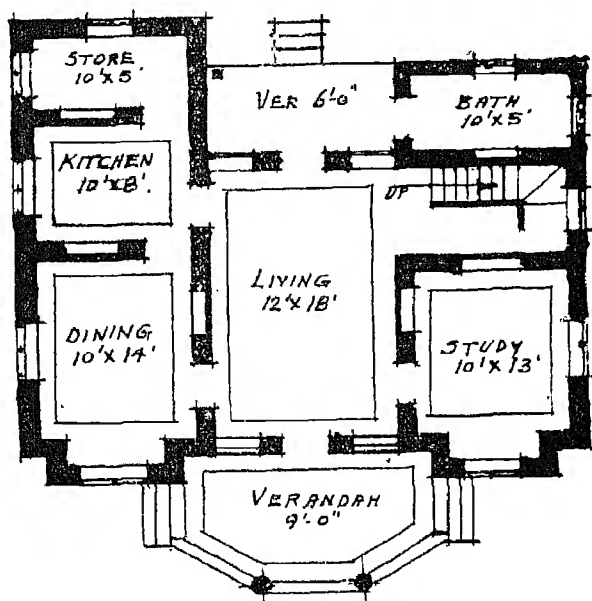




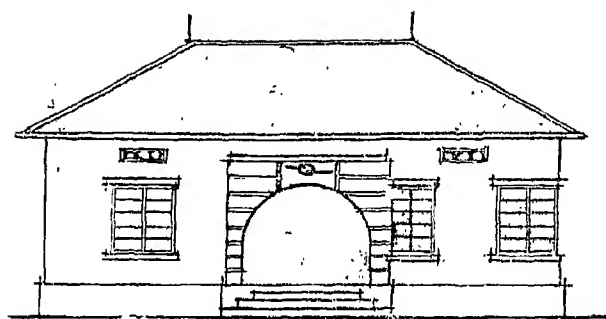
Design No. 41

Plinth Area 1140 Sq. ft.

Both the plan, suitable for east facing, and the exterior appearance will certainly appeal to many. Three bed rooms and a living room are available in the first floor.



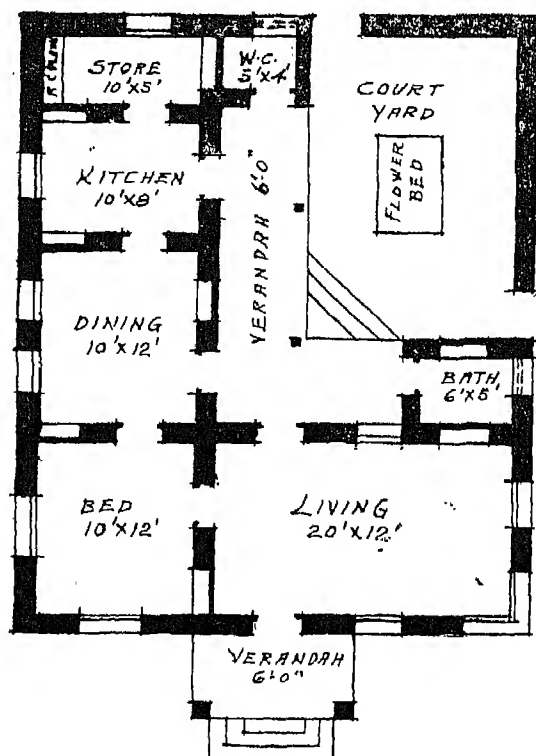


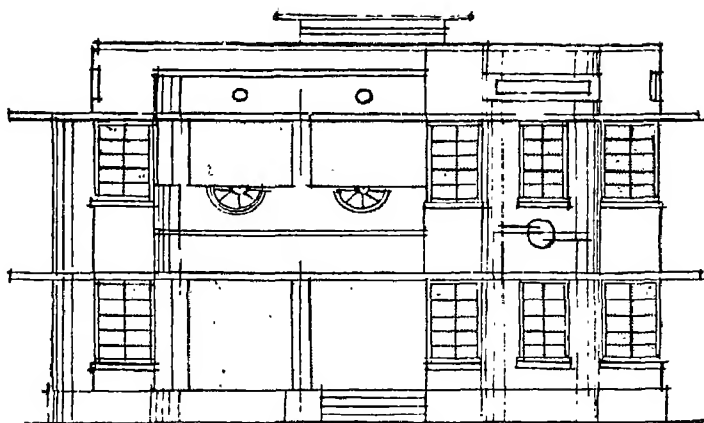


Design No. 42

Plinth Area 1140 Sq. ft.

Here is a combination of old and new ideas.

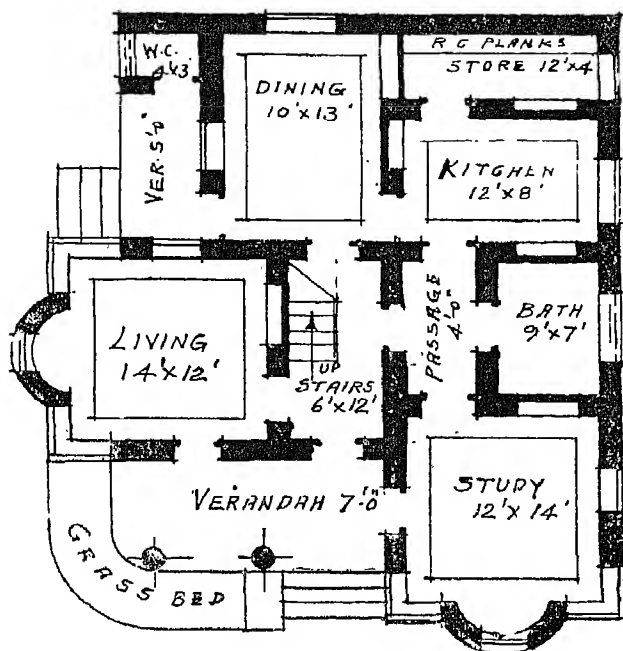




Design No. 43

Plinth Area 1150 Sq. ft.

It would be difficult to find a more attractive plan than the one shown here suited to face south.

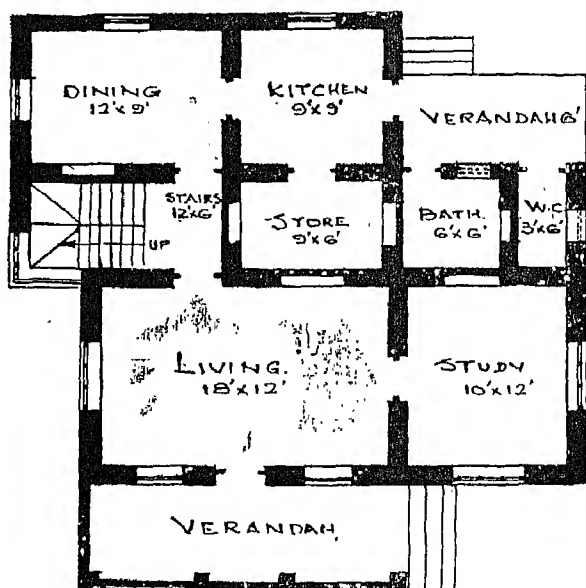


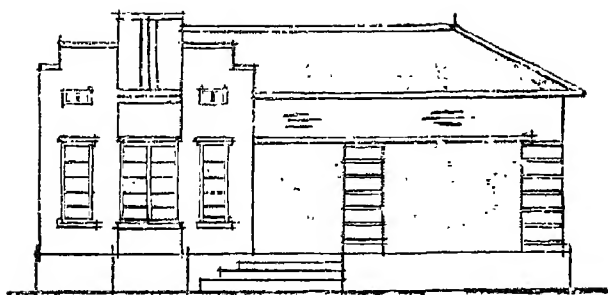


Design No. 44

Plinth Area 1160 Sq. ft.

Another modern home facing south is here pictured.

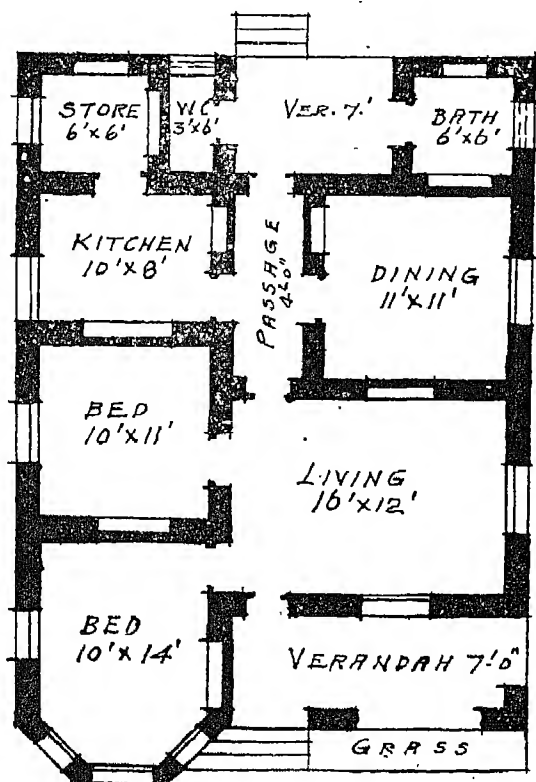




Design No. 45

Plinth Area 1170 Sq. ft.

This is a simple cottage fit for an east facing plot, when the two bed rooms will have a south aspect,

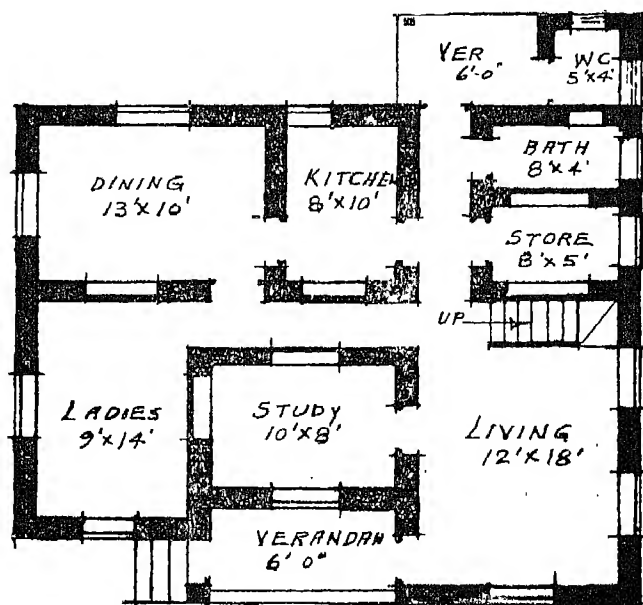


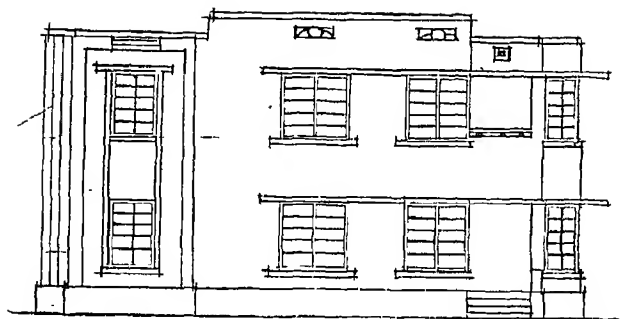


Design No. 46

Plinth Area 1180 Sq. ft.

Simple in detail, yet very good in proportions and arrangements is what is aimed at in this design facing north.

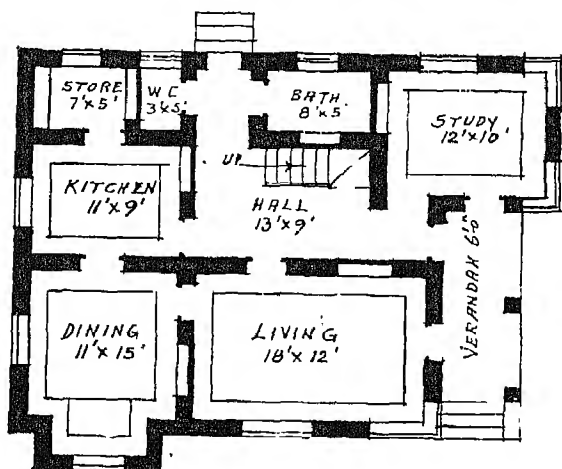




Design No. 47

Plinth Area 1190 Sq. ft.

The front bay adds much attractiveness to this compact plan facing west. Three bed rooms and a living room are available in the first floor.

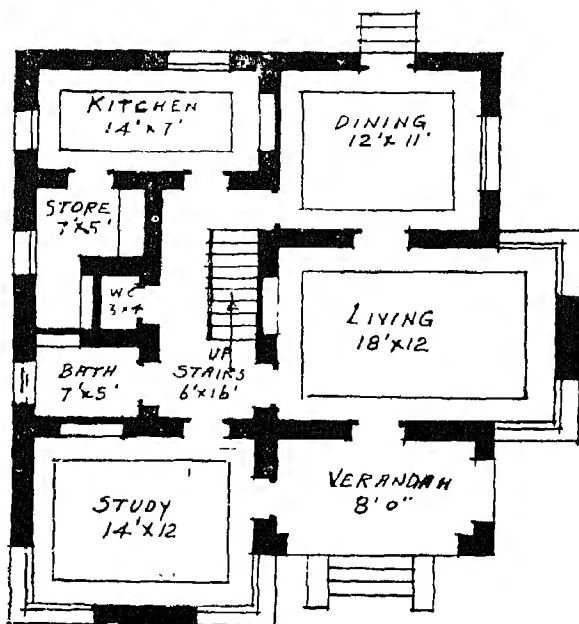


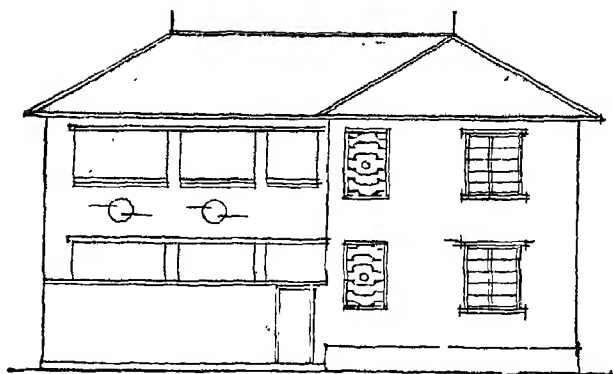


**Design No. 48**

**Plinth Area 1190 Sq. ft.**

This home has all the conveniences and comforts that could be embodied in a plan fit for east or south facing.

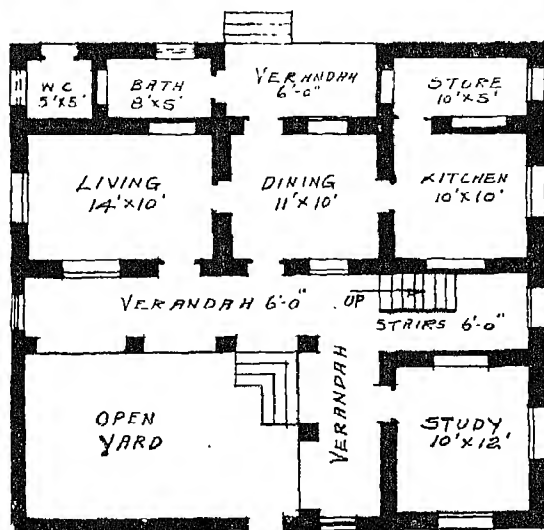




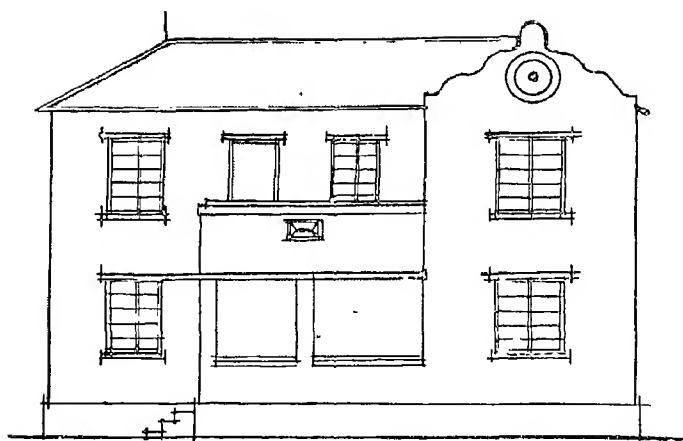
Design No. 49

Plinth Area 1200 Sq. ft.

Yet another combination of old and new types fit for west facing. Four bed rooms are available in the first floor.



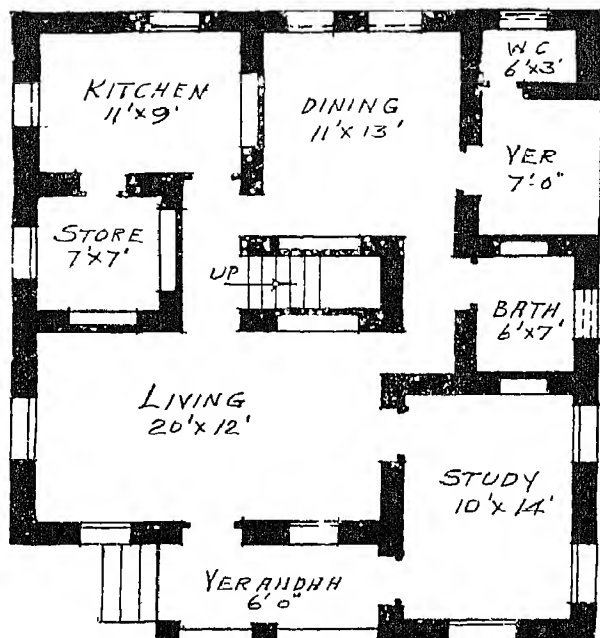


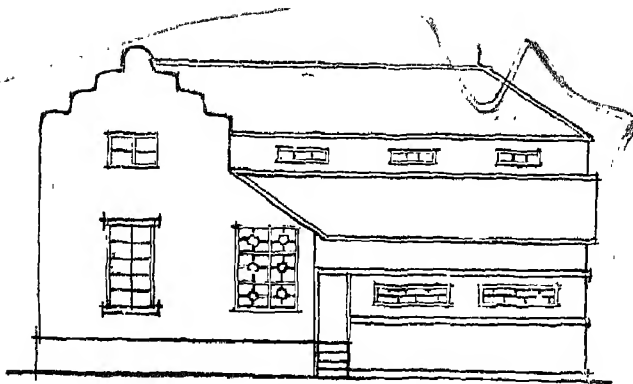


Design No. 50

Plinth Area 1220 Sq. ft.

This is a practical plan with an attractive frontage fit for a north facing plot.

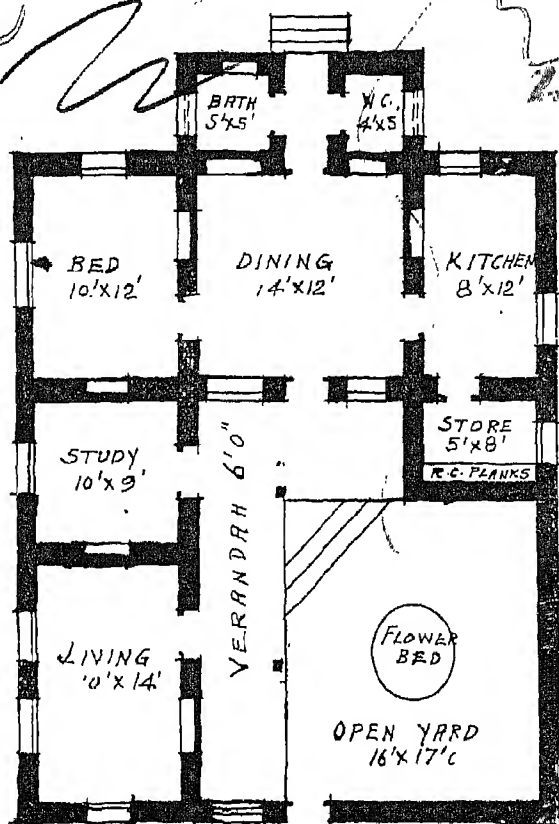


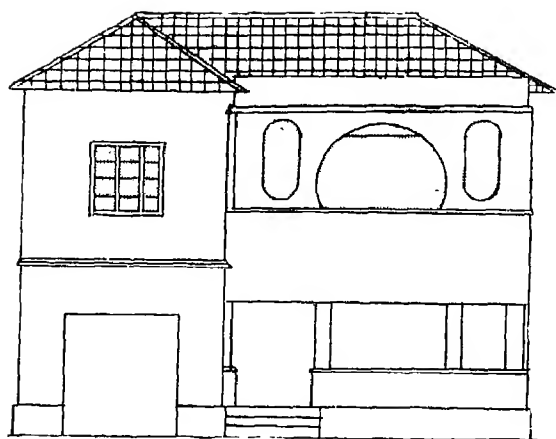


Design No. 51

Plinth Area 1230 Sq. ft.

Facing north this typical cottage appeals to the eye.

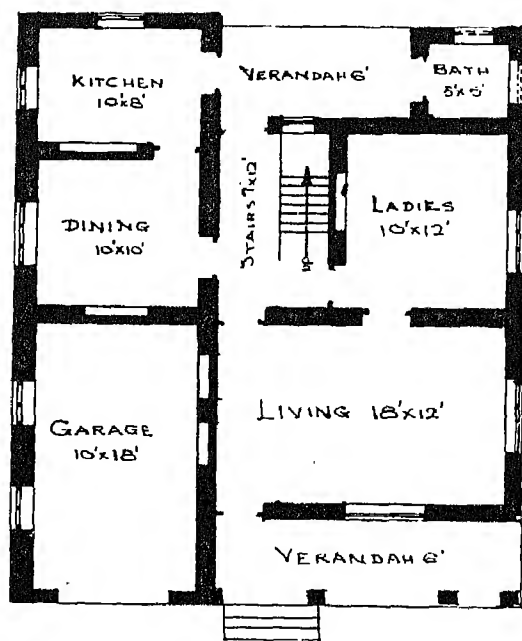




Design No. 52

Plinth Area 1240 Sq. ft.

A charming cottage facing east, combines the garage in the main building.

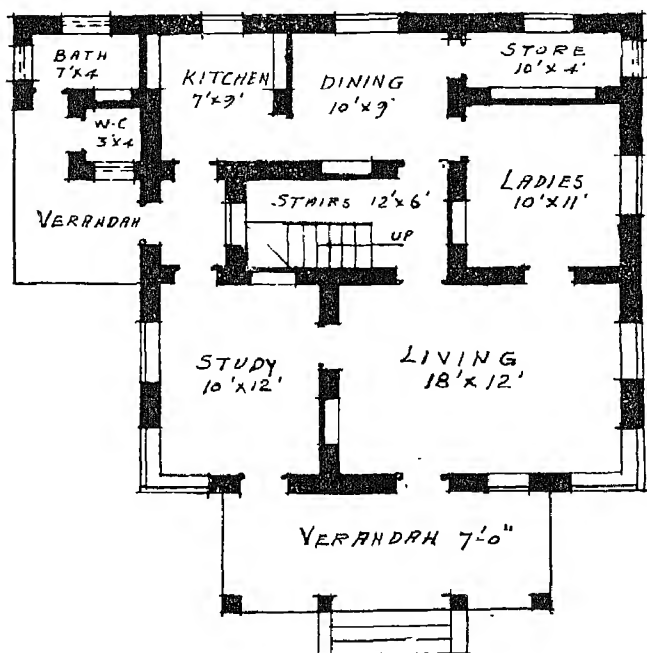




Design No. 53

Plinth Area 1250 Sq. ft.

A plan somewhat out of the ordinary is what is visualised here fit for any facing.

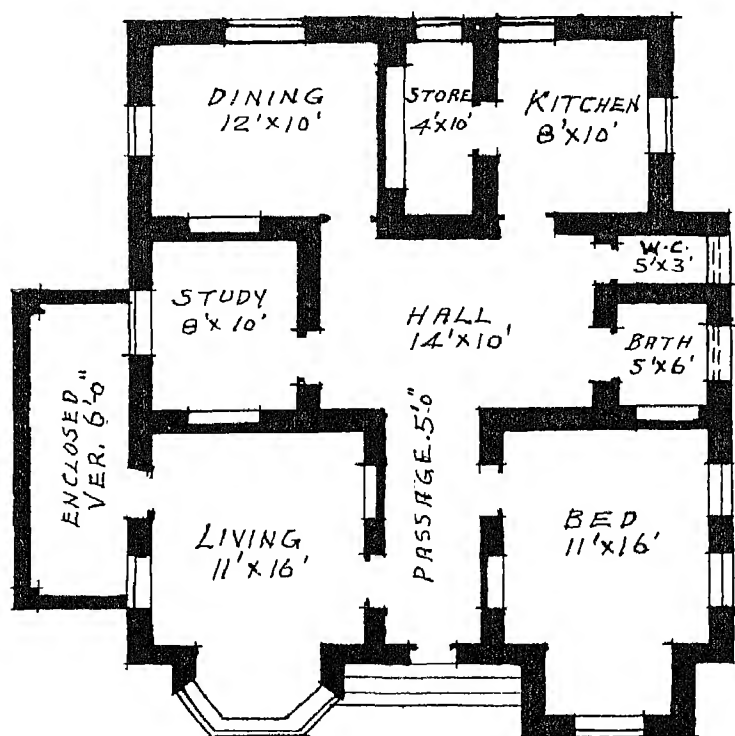




Design No. 54

Plinth Area 1270 Sq. ft.

Although there is no first floor, all the conveniences are available in this compact design facing west.

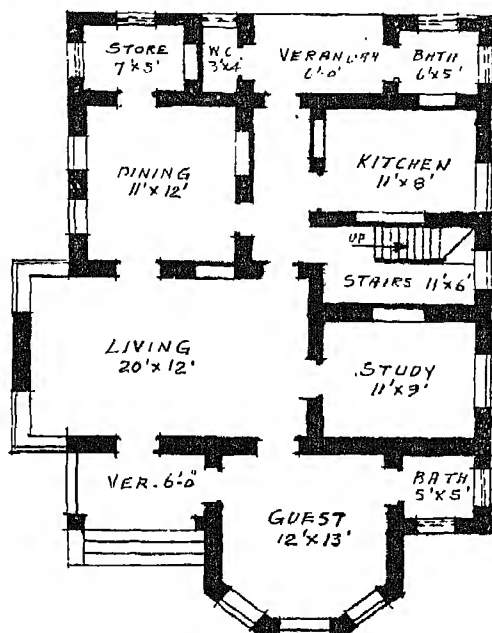


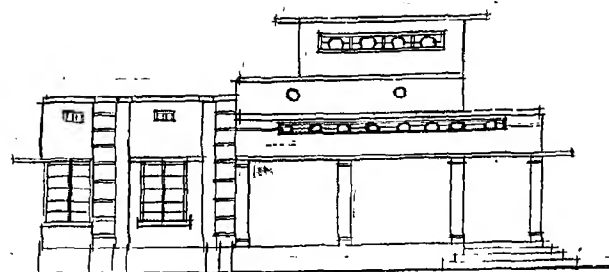


Design No. 55

Plinth Area 1300 Sq. ft.

The picturesque home here illustrated is planned to face east. In the first floor four bed rooms and a living room are available.

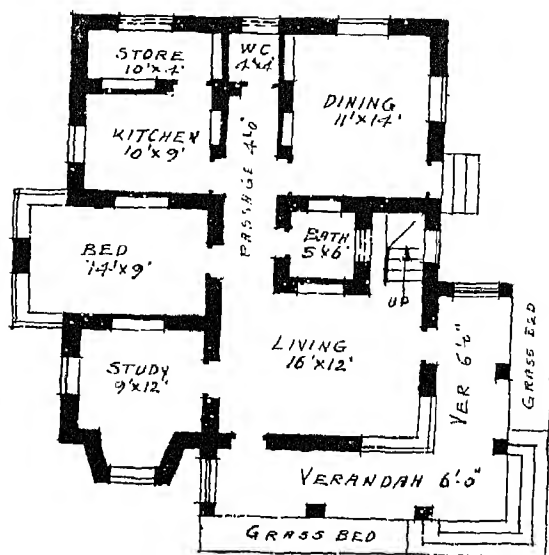




Design No. 56

Plinth Area 1310 Sq. ft.

With verandahs on the west and north side, the ground floor plan is self-contained in this new design.

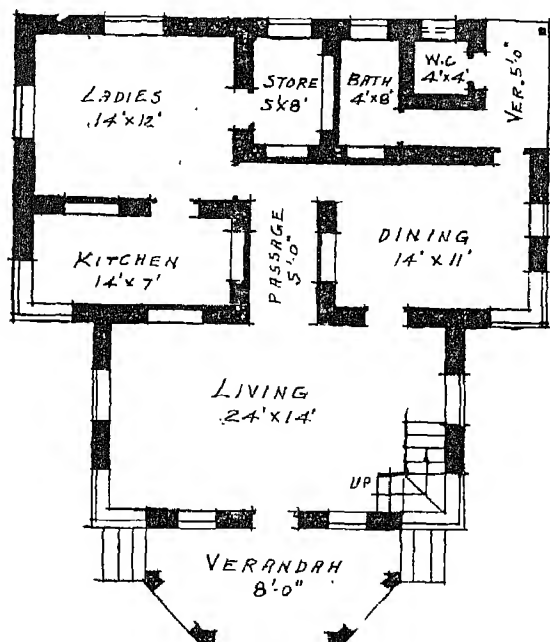




Design No. 57

Plinth Area 1320 Sq. ft.

The cottage home here illustrated is suited to face any side. Three bed rooms and a living room are built in the first floor.



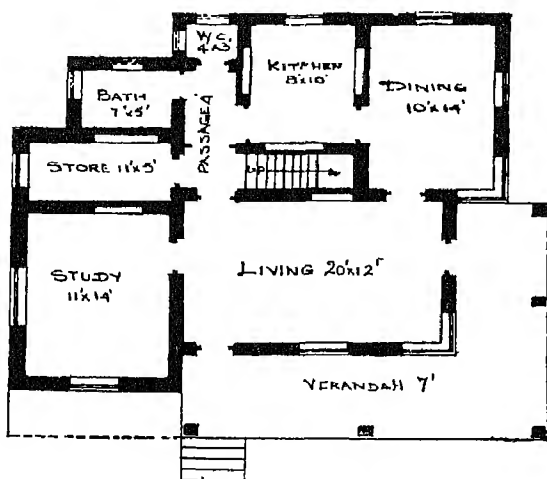


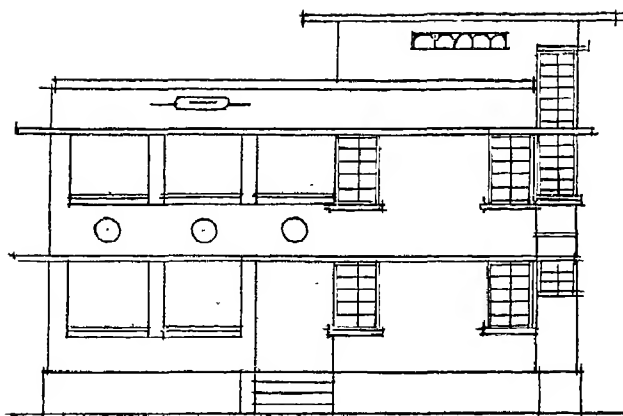


Design No. 58

Plinth Area 1330 Sq. ft.

The main features that will attract our readers, in this design facing south, are the two verandahs and the balcony in the front. Three bed rooms are available in the first floor.

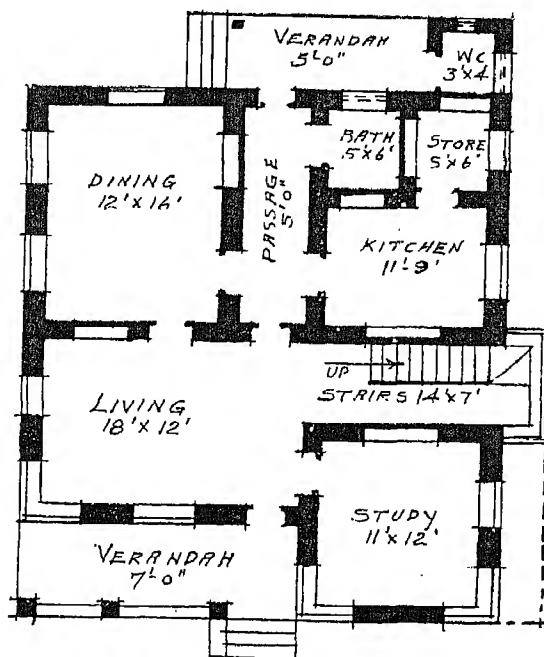


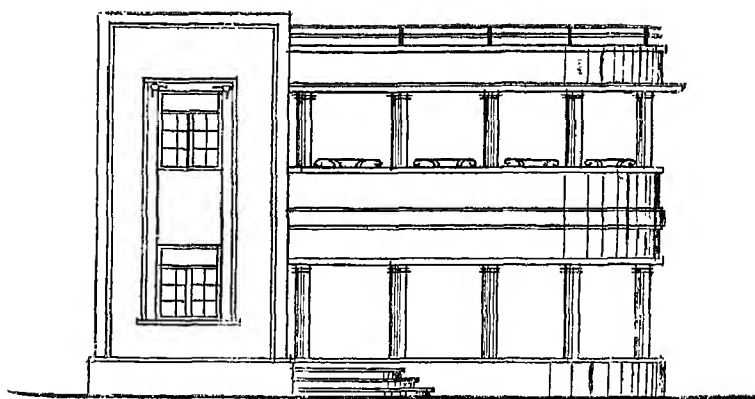


Design No. 59

Plinth Area 1340 Sq. ft.

Simple in lines, yet exceedingly attractive, is what is visualised in this design facing north.

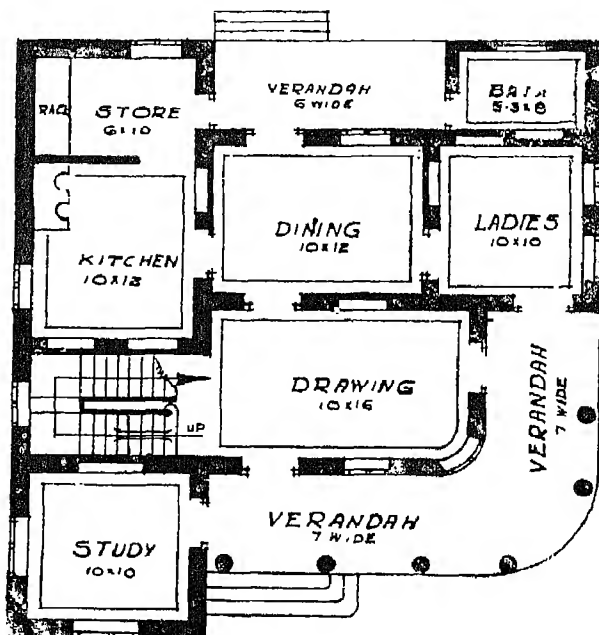


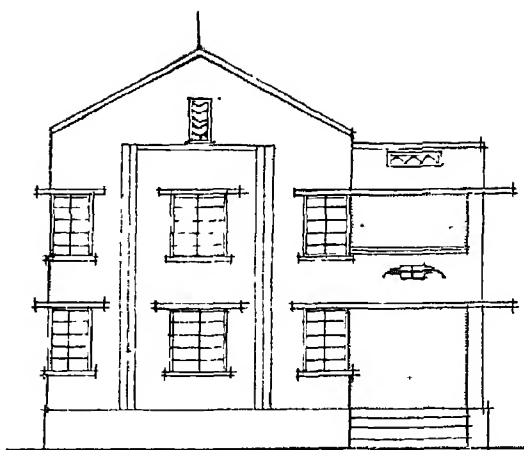


Design No. 60

Plinth Area 1350 Sq. ft.

This design has an exceptionally interesting floor plan fit for south facing. In the first floor five bed rooms and a sitting room are available.

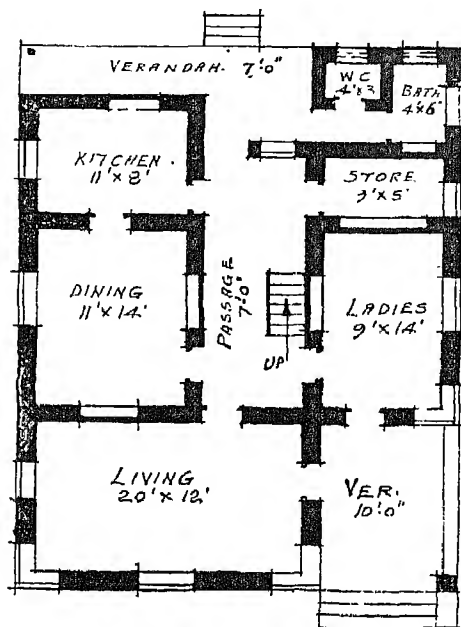


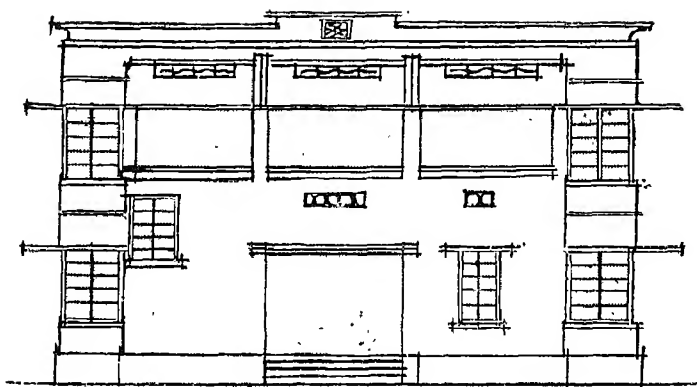


Design No. 61

Plinth Area 1350 Sq. ft.

Another plan, simple but economical is what is available here facing north. Three bed rooms and a living room can be built in the first floor.

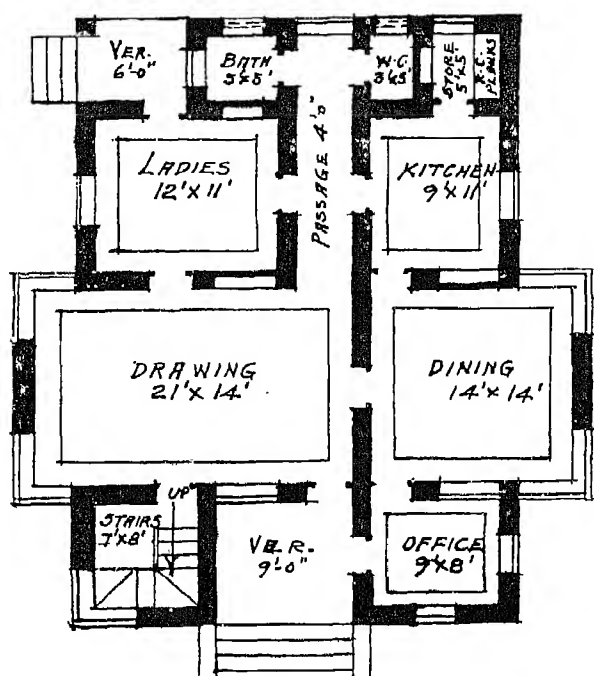




Design No. 62

Plinth Area 1370 Sq. ft

This picturesque cottage facing west or east is very economical to build.

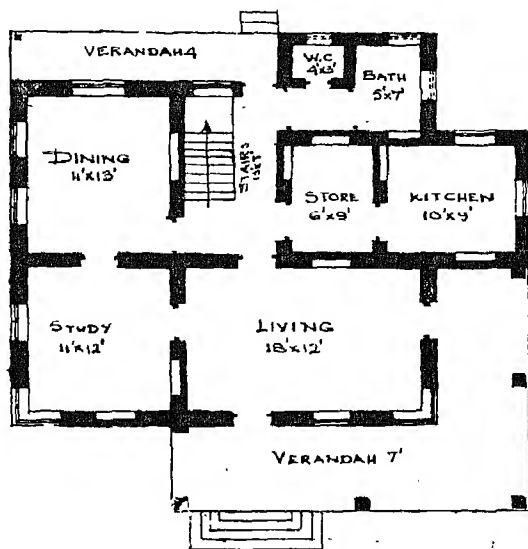


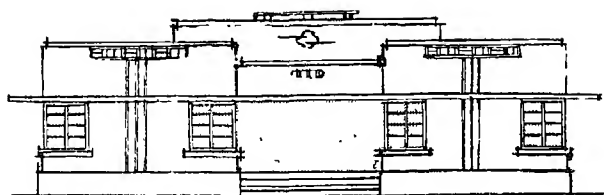


Design No. 63

Plinth Area 1380 Sq. ft.

A surprising amount of space is available inside this cozy cottage facing east. In the first floor three bed rooms over study, dining and kitchen cum store and a living room can be built,

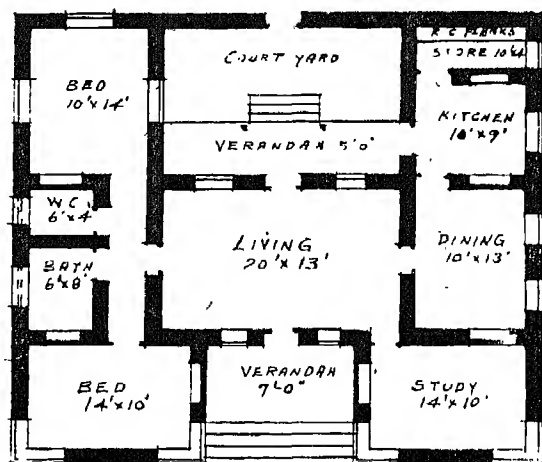


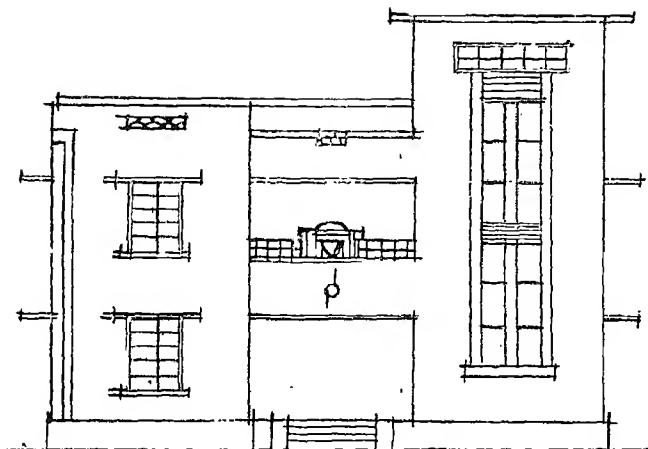


Design No. 64

Plinth Area 1400 Sq. ft.

Facing east, this imposing home of single floor, is easily the choice of many. The bath and W. C. rooms are easily accessible from the two bed rooms.

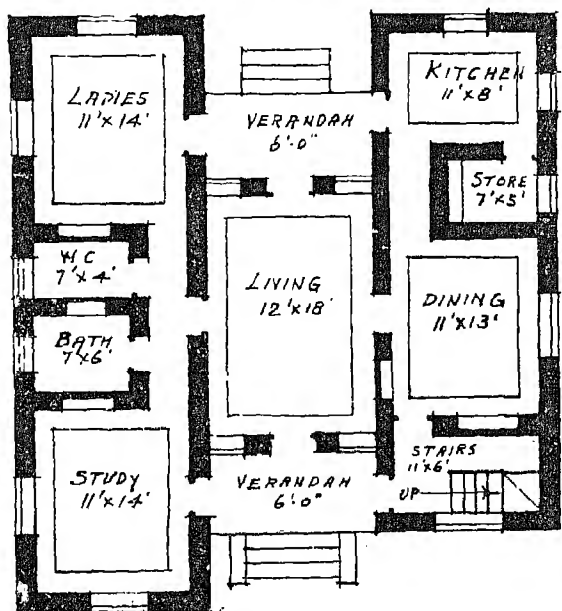




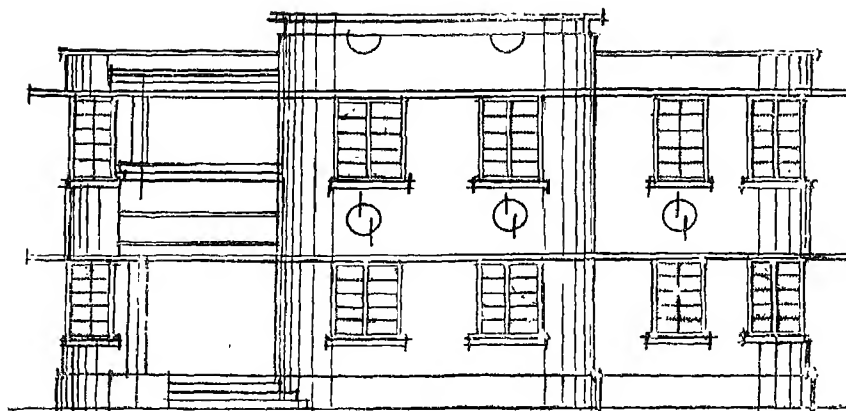
Design No. 65

Plinth Area 1420 Sq. ft.

There is perhaps no other type of floor plan that is so popular as that of the centre living as is shown here facing north.



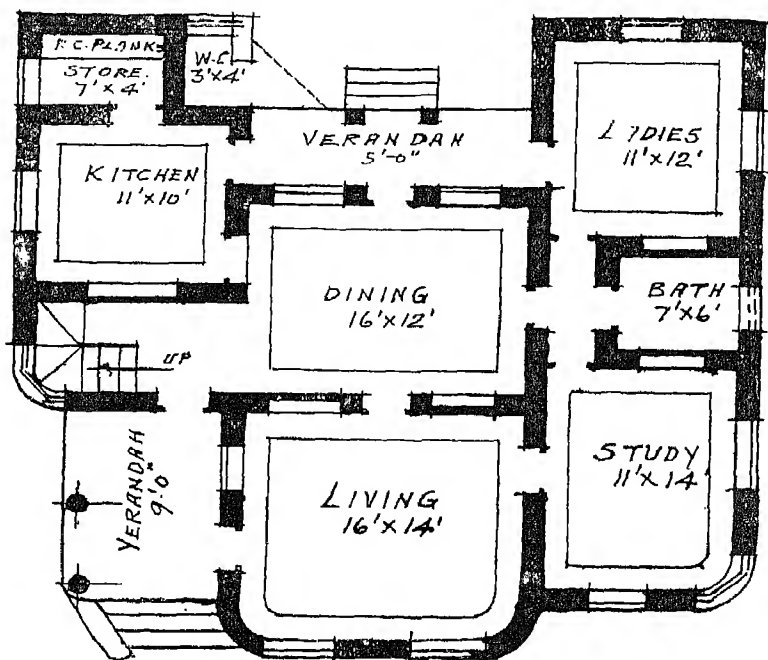


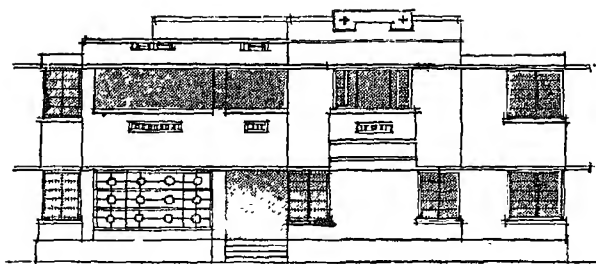


Design No. 66

Plinth Area 1450 Sq. ft.

This design is that of an exceptionally attractive cottage fit for a south facing plot.

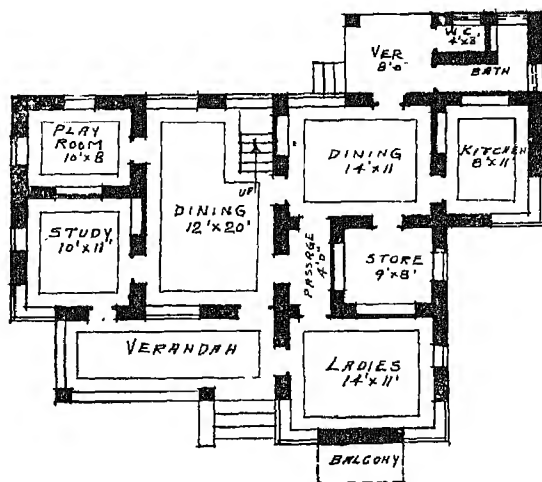


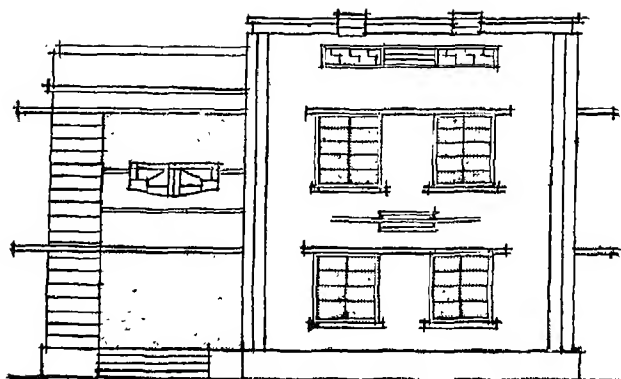


Design No. 67

Plinth Area 1500 Sq. ft.

The plan of this design is quite different from the ordinary cottage facing west. Four bed rooms and a living room are available in the first floor.

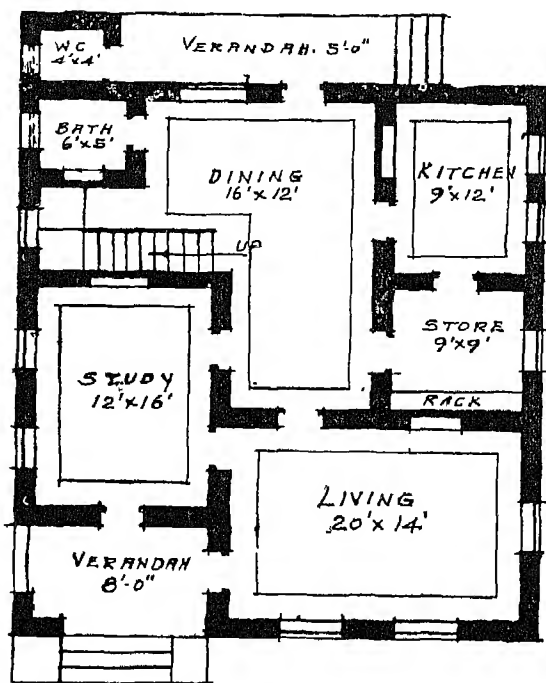


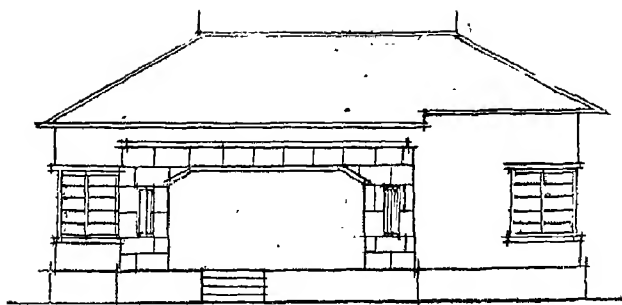


Design No. 68

Plinth Area 1500 Sq. ft.

This design is one of the best of our entire collection of cottage homes facing east. Four bed rooms and a sitting room can be built in the first floor.

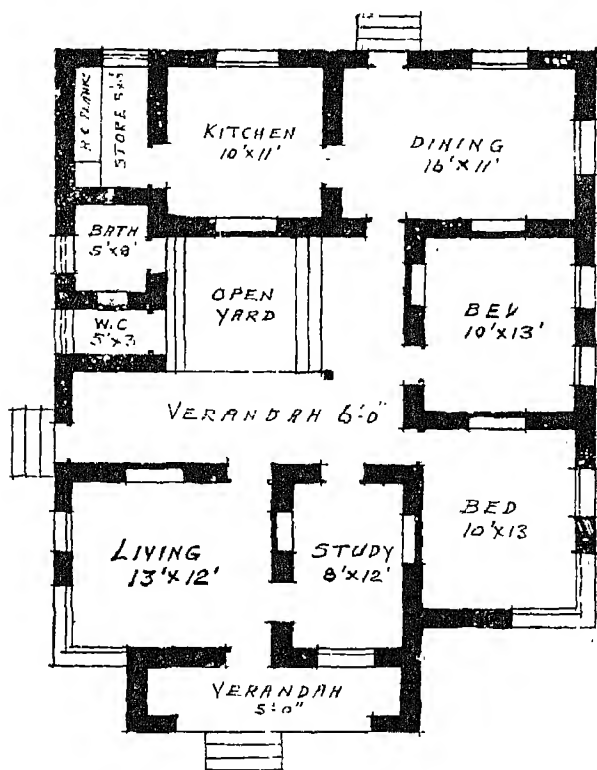


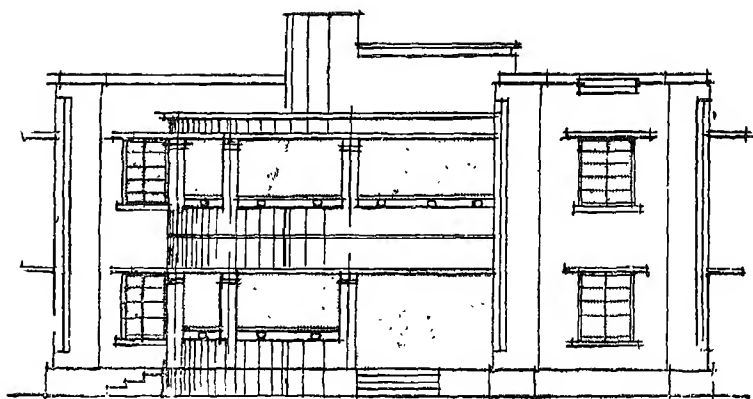


Design, No. 69

Plinth Area 1510 Sq. ft.

Here is an orthodox type facing west.

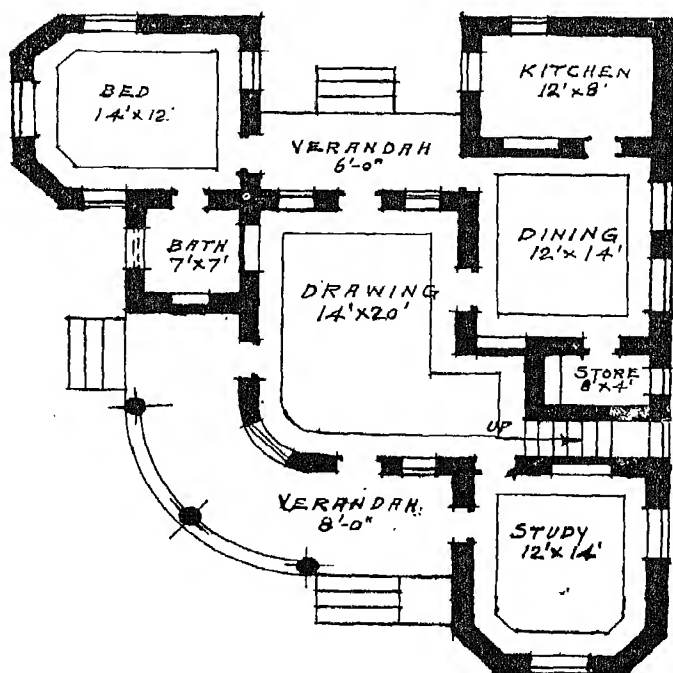


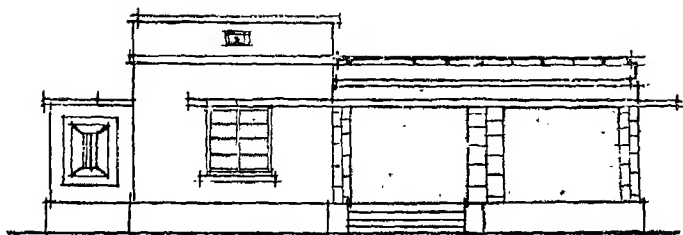


Design No. 70.

Plinth Area 1550 Sq. ft.

Style and comfort are the special features of this unusual type facing east.

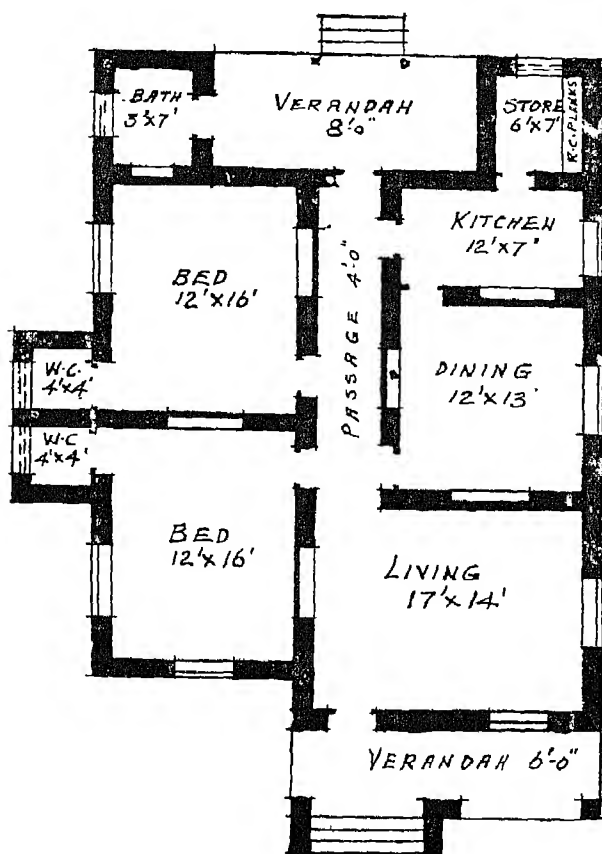


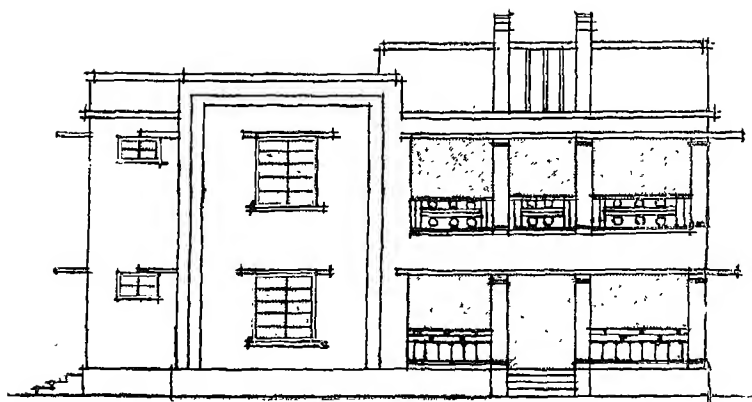


Design No. 71

Plinth Area 1600 Sq ft

With W. Cs attached to the bed rooms this simple but elegant plan is suited for an east facing plot.

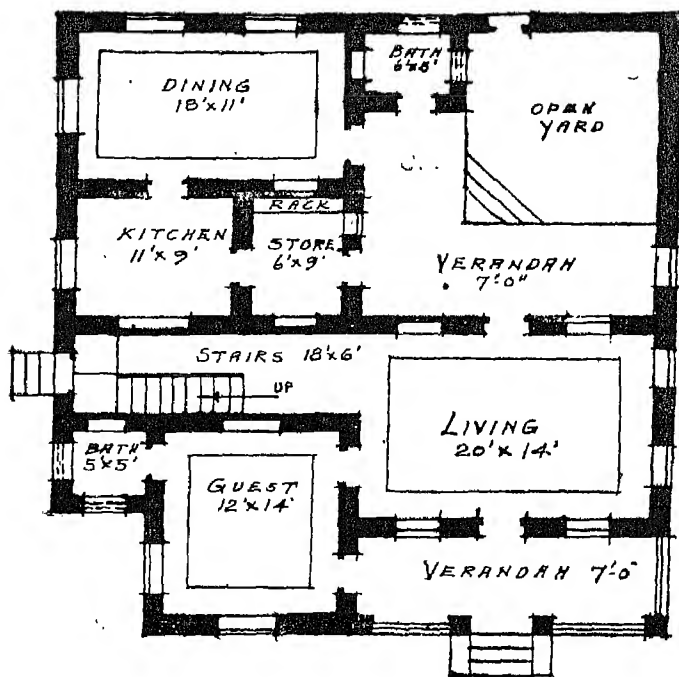


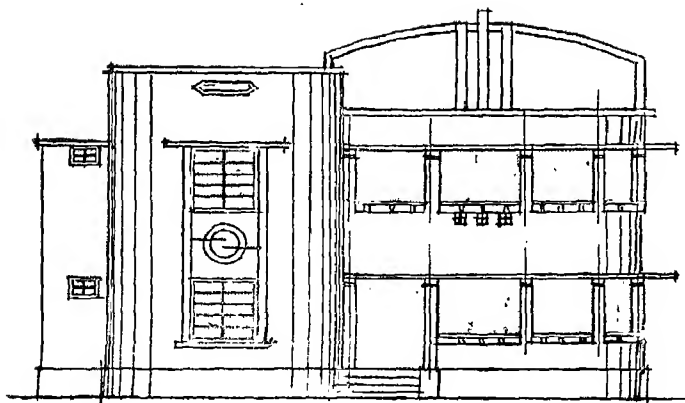


Design No. 72

Plinth Area 1630 Sq. ft.

A guest room with attached bath is the special feature of this type design facing north.

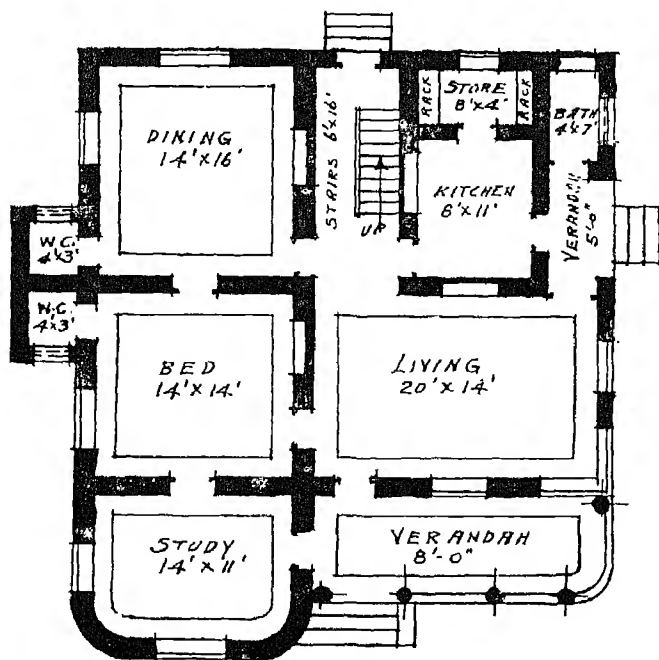




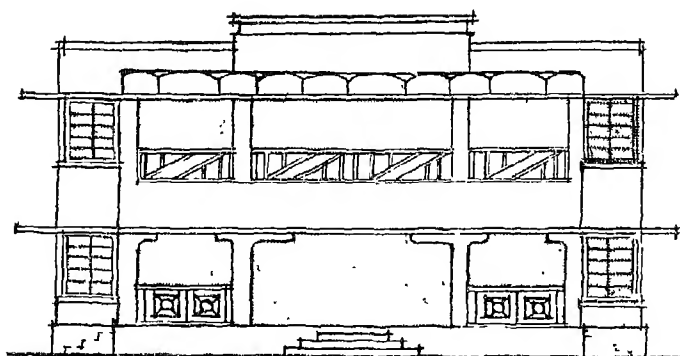
Design No. 73

Plinth Area 1650 Sq. ft.

The rounding of corners in the front has given charm to this excellent home facing east.



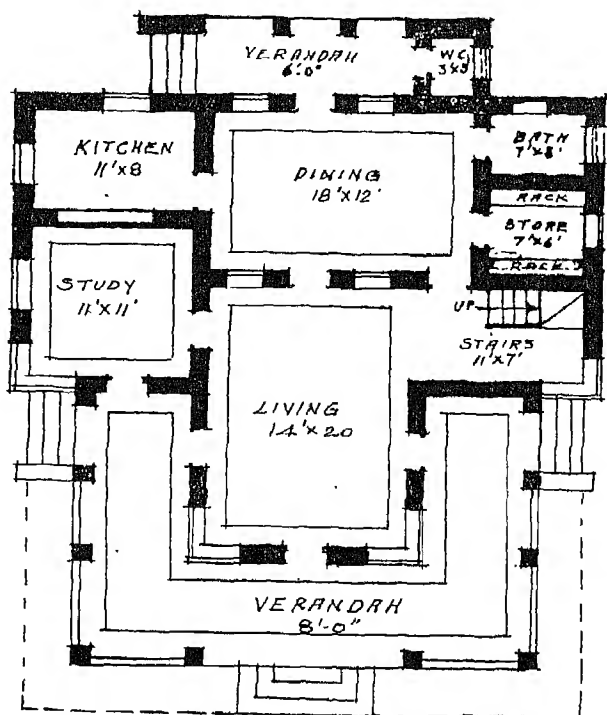


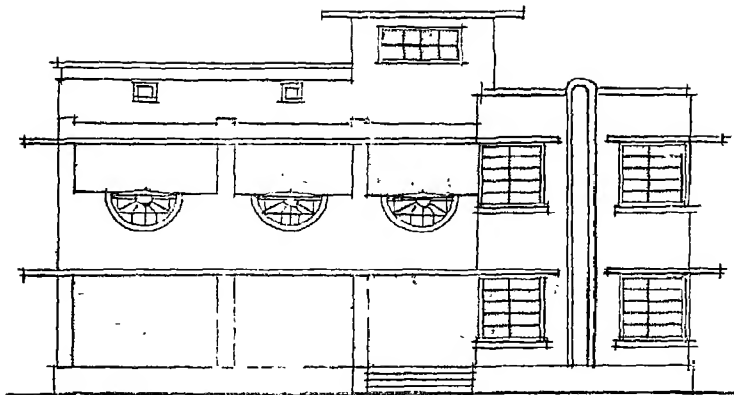


Design No. 74

Plinth Area 1750 Sq. ft.

With verandahs on three sides this plan specially designed is eminently suitable to face east.

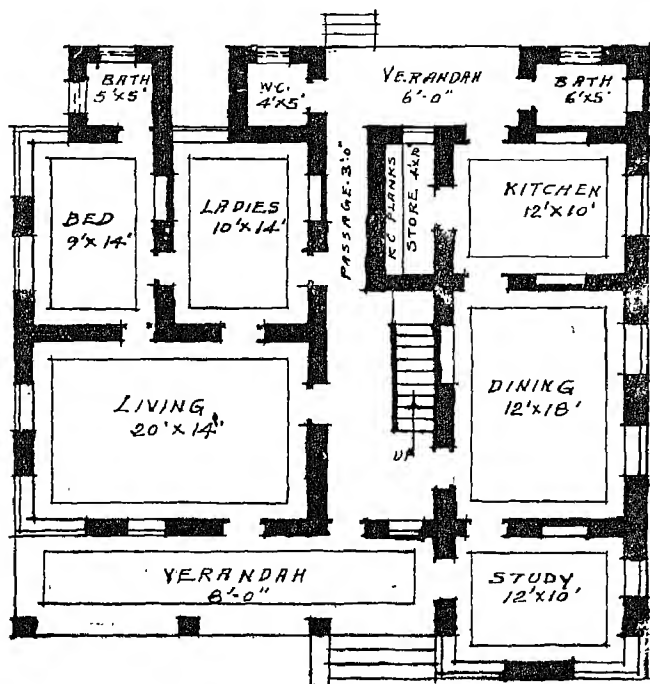


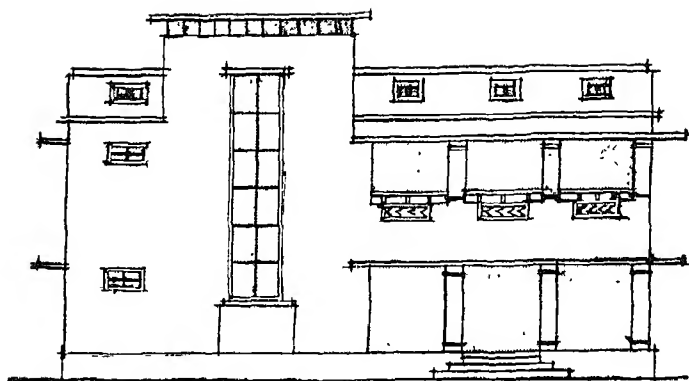


Design No. 75

Plinth Area 1850 Sq. ft.

Facing north or east this imposing structure will be liked by many who want a compact home.

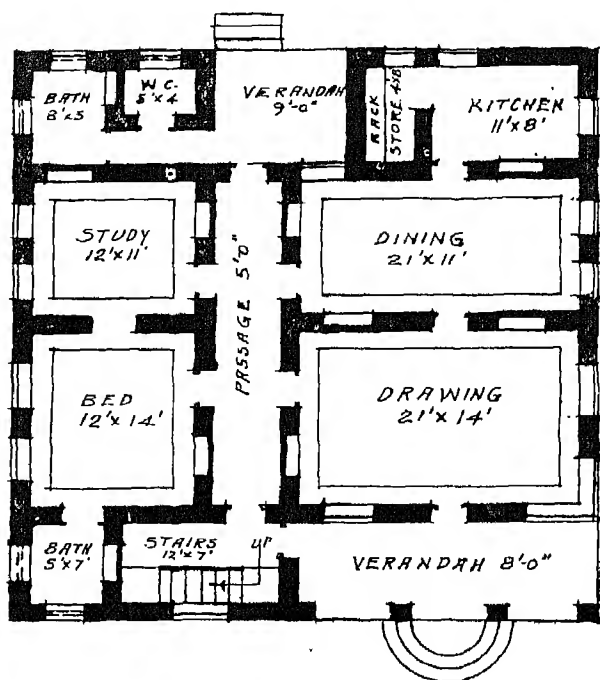




Design No. 76

Plinth Area 1900 Sq. ft.

The central passage is useful in giving access to all the four bed rooms in the first floor of this plan facing north or east.

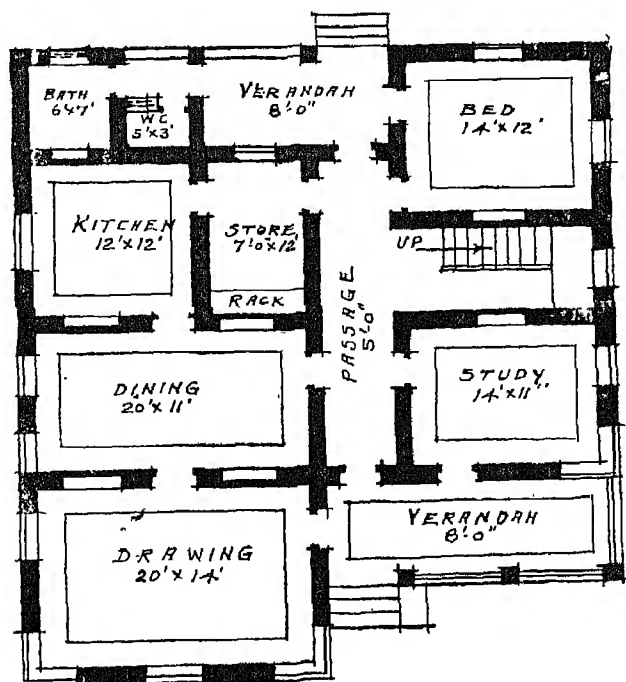


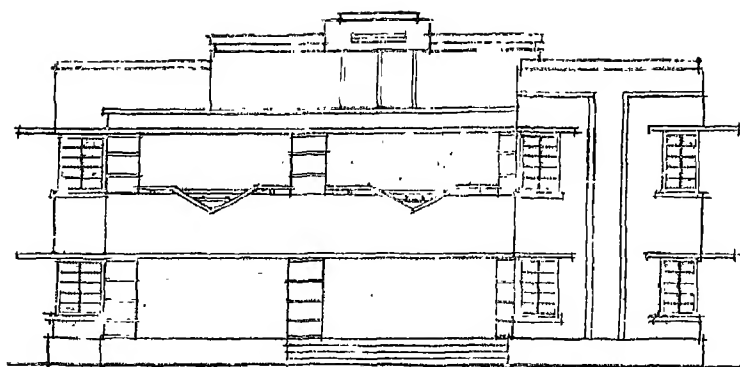


Design No. 77

Plinth Area 1950 Sq. ft

A built in rack in the store room is the special feature of this plan facing east. In the first floor four bed rooms are provided.

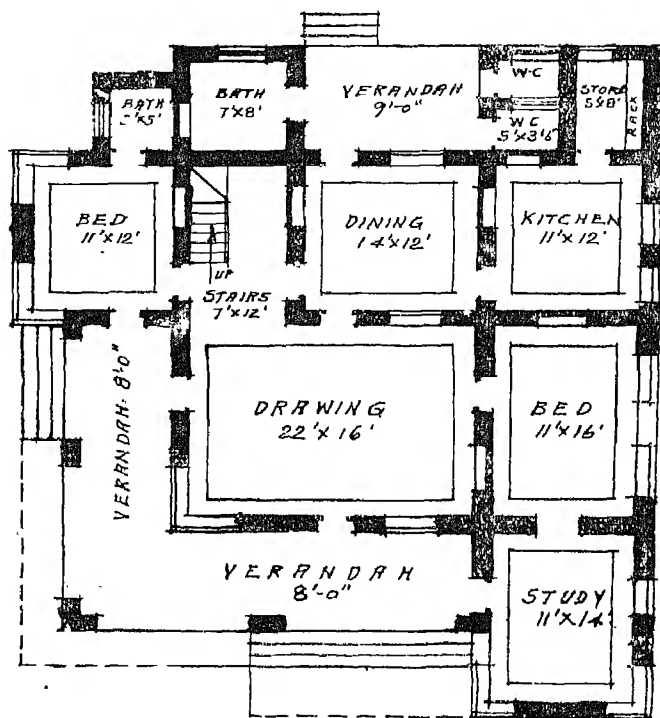


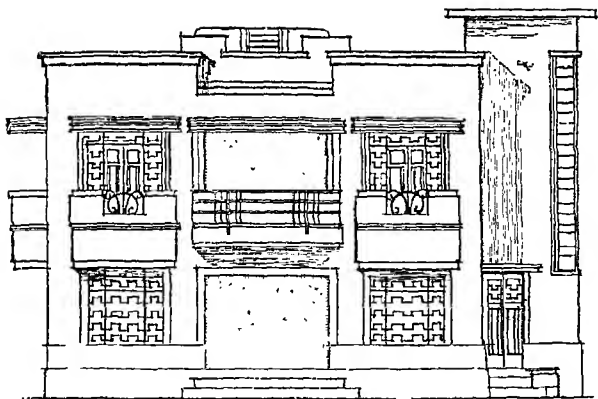


Design No. 78

Plinth Area 2000 Sq. ft.

The charm of this imposing building is the verandah on the east and south sides.

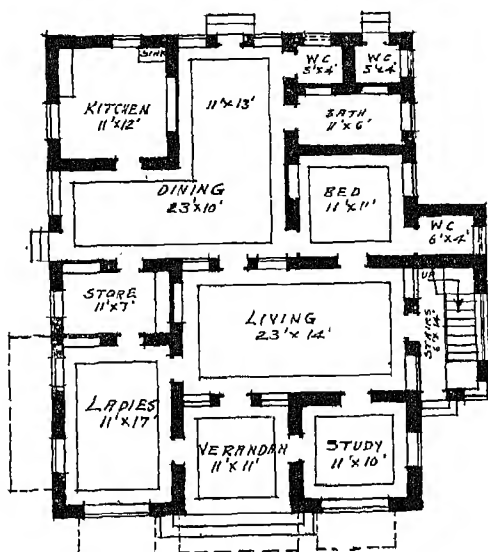


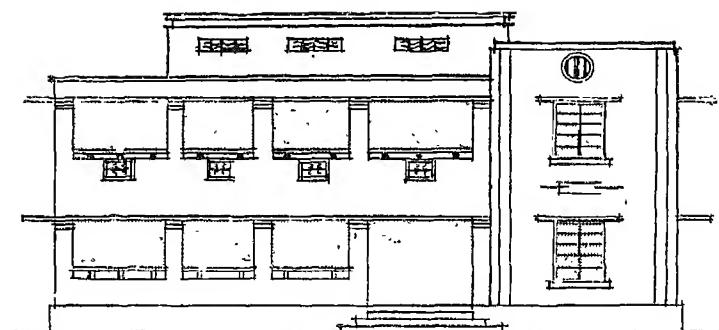


Design No. 79

Plinth Area 2000 Sq. ft.

Facing east and with balconies on the east and south sides, this unusual plan is sure to attract anybody.

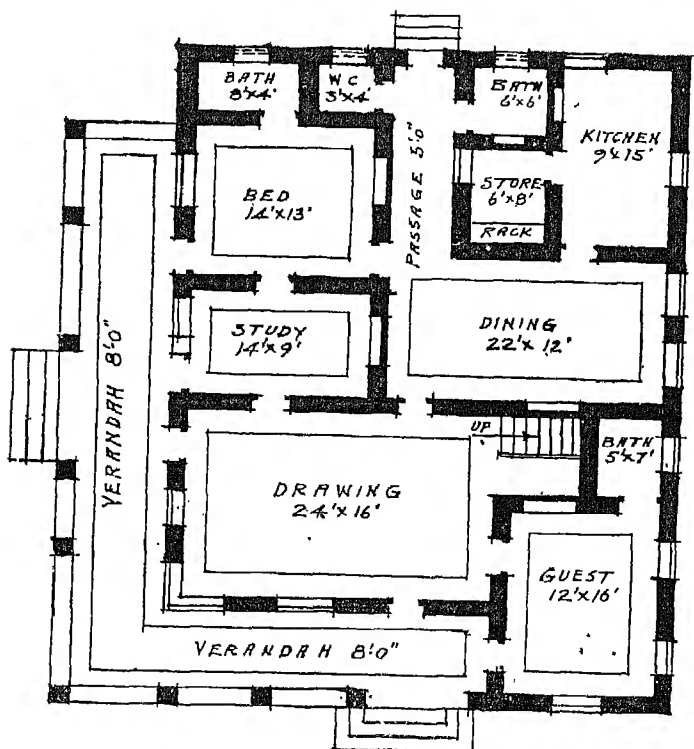




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